



4 Carreg Y Dwfn Carreg Y Dwfn, Llandyfan, Ammanford, SA18 2UB

Offers in the region of £475,000

Nestled in the charming village of Llandyfan, Ammanford, this delightful detached house offers a perfect blend of comfort and countryside living. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The three well-appointed bedrooms ensure that there is plenty of room for family or guests, while the two bathrooms add convenience to daily living.

Set on an impressive three acres of land, this home boasts far-reaching views that capture the beauty of the surrounding landscape. The outdoor space is a true highlight, featuring a greenhouse and a vegetable plot, ideal for those with a passion for gardening or a desire to grow their own produce. The paved area offers a lovely spot for outdoor gatherings or simply enjoying the serene environment.

For those with vehicles, the property includes parking for up to four cars, ensuring that you and your guests will never be short of space plus studio and large/workshop. This home is not just a place to live; it is a lifestyle choice, offering the tranquillity of rural life while still being within reach of local amenities.

In summary, this property in Llandyfan is a rare find, combining spacious living with beautiful outdoor areas and stunning views. It is perfect for families or anyone seeking a peaceful retreat in the heart of the countryside. Do not miss the opportunity to make this wonderful house your new home.

Ground floor

Lounge

13'9" x 14'11" (4.20 x 4.57)



with multi fuel fire in stone surround, wood flooring, radiator, beamed ceiling, wooden double glazed window to rear and door to front

Study

7'0" x 6'5" (2.14 x 1.98)



with wood flooring, radiator and wooden double glazed window to side

Downstairs shower room

7'1" x 6'6" (2.18 x 1.99)



with low level flush WC, vanity wash hand basin, walk in shower, part tiled walls, tiled floor, extractor fan, heated towel rail and wooden double glazed window to side

Sitting room

13'8" x 4'8" (4.18 x 1.44)



with stone fireplace, radiator, wood flooring, beamed ceiling, wooden double glazed window to front and French doors to rear

Hall

11'11" x 6'0" (3.65 x 1.84)

with stairs to first floor, under the stairs cupboard and wooden double glazed window to front

Kitchen

14'8" x 11'5" (4.49 x 3.49)



with base and wall units, Belfast sink unit with mixer taps, electric cooker point with extractor over, plumbing for automatic dish washer, exposed floor boards, upright radiator and wooden double glazed window to front

Extended kitchen

8'7" x 15'6" (2.64 x 4.73)



with plumbing for automatic washing machine, tiled flooring, radiator, two velux windows to rear and wooden double glazed windows to front and French doors to side

First Floor

Landing

with stone feature wall, beamed ceiling and two wooden double glazed windows to rear

Bedroom 1

14'8" x 12'4" (4.48 x 3.78)



with radiator, beamed ceiling, built in cupboard, painted floorboards and wooden double glazed window to front and rear

Bedroom 2

14'8" x 9'8" (4.48 x 2.95)



with radiator, hatch to room space, built in cupboard, exposed floor board and wooden double glazed window to rear

Bedroom 3

11'2" x 9'4" (3.42 x 2.87)



with radiator, beamed ceiling and wooden double glazed window to front

Bathroom

6'0" x 7'2" (1.83 x 2.20)



with low level flush WC, pedestal wash and basin, free standing roll top bath with central shower attachments taps, feature stone walls and part tongue and groove wall, tiled floor, radiator and wooden double glazed window to front

Outside



with parking for numerous cars to side plus a studio and garage/workshop, greenhouse and steps to front, paved area, vegetable plot, 3 acres of land including woodland with far reaching views to rear.

Studio

10'3" x 18'1" (3.13 x 5.52)



with part laminated floor, power and light connected and wooden door and window to side

Garage/workshop

13'0" x 18'4" (3.98 x 5.59)



with power and light connected, shelving and double wooden doors to side

Material Information

UTILITES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Septic tank

Heating: Wood Pellet burner

Owned solar panels supplying hot water

Broad Band Speed: Download 45.15Mbps,

Upload 19.54 Mbps

Mobile coverage: Vodafone 83%, EE 76%,
Three 74%, O2 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very low risk, Flooding from surface water and small watercourse

Rights and Easements: Public footpath

Restrictions:

Council tax

Band E

NOTE

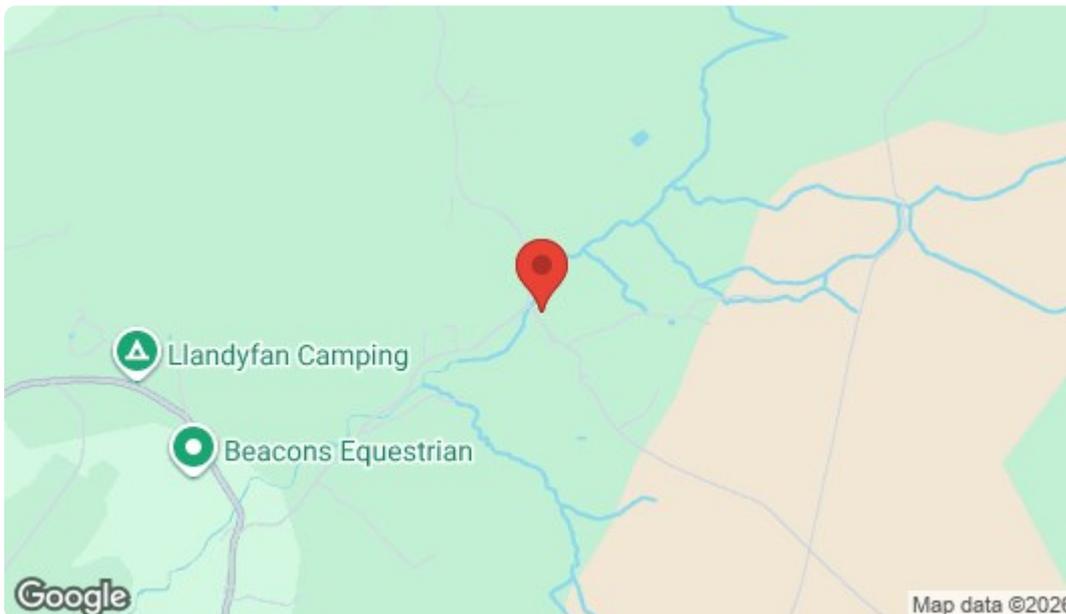
All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and turn third left onto Wernddu Road. Proceed up the hill and travel for approximately 3 miles into Llandyfan. After passing the Square and Compass Inn turn first right and follow the road for approximately one mile and turn left onto an unmade road, proceed over the cattle grid and follow the track to the end. The property can be found on the left hand side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with floorplan 4.2.2018



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.