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## Llwynhaf, Llanarthney, Nr Carmarthen, Carmarthenshire, SA32 8HS

**Offers Around £750,000 ono**

A peacefully yet conveniently set 8.956 ACRE freehold holding near the National Botanic Garden of Wales comprising a large (2,346 Sq Ft) DETACHED 3 BED BUNGALOW WITH 2 LIVING ROOMS (in overall good condition) a self contained 1 BED ANNEXE with full OIL FIRED CENTRAL HEATING, FULL DOUBLE GLAZING, good sized grounds, ample off road parking, good quality level / gently sloping grazing (suitable for horses) and a 1,474 SG FT ATCOST TYPE WORKSHOP / STABLE. The Towy valley village of Llanarthney is just 2.5 miles away, while the county town of Carmarthen is approx 9 miles away.

## LOCATION & DIRECTIONS

What3Words Location: ///enrolling.expectant.meatball Very peacefully yet conveniently set next to a quiet unclassified council maintained lane and approx 2.2 miles from the popular Towy Valley village of Llanarthney. The ever popular village of Llanddarog is approx 3.5 miles away, Porthyrhyd is approx 1.7 miles away, the county town of Carmarthen is 9 miles to the west while Swansea is 22 miles (approx 35 minutes drive) away mainly along the M4. From Carmarthen take the A48 East as if heading towards Swansea or Cardiff. After approx 7.5 miles turn left towards the National Botanic Garden Of Wales (shortly after the Llanddarog junction) and continue to the roundabout. Take the 2ND exit (NOT the 1st) and proceed for approx 1 mile, and take the unclassified lane on the right. Continue along this lane for approx 1 mile and the property will be seen on the left on a 90 degree right hand bend.

## CONSTRUCTION

We understand the property is built of brick / block cavity walls with elevations rendered and painted under a duo pitched tiled roof to provide the following spacious accommodation. FRONT STORM PORCH With a glazed front door and door off to the HALLWAY, having exposed floorboards and loft access.

## LIVING ROOM

24'10" x 19'6" (7.578 x 5.961)



Exposed floorboards and a feature open fireplace in a painted stone surround, with patio doors to the side and smooth rendered ceiling.

## KITCHEN / BREAKFAST ROOM

25'8" x 12'0" (7.840 x 3.681)



Fitted with a good quality range of both base and eye level units incorporating a Rangemaster cooking range (having a propane gas top and electric bottom) range of matching eye level units, integrated dishwasher, extractor fan, an exposed slate floor, matching freestanding breakfast bar

## DINING ROOM

13'10" x 11'5" (4.221 x 3.500)



Having a feature exposed slate floor and French doors to the rear DECKING AREA.

## UTILITY ROOM

10'10" x 8'9" (3.307 x 2.676)



With an exposed slate floor and fitted with a range of base and eye level units; neatly set Worcester oil fired boiler for both the central heating and domestic hot water (boiler was new in 2020) plumbing for 2 automatic washing machines, single drainer sink etc.

## SHOWER ROOM

8'10" x 8'3" (2.704 x 2.540)

Corner shower cubicle, pedestal washbasin, WC and Velux rooflight.

## FRONT DOUBLE BEDROM 1

16'11" x 9'8" (5.169 x 2.953)

Exposed floorboards.

## REAR DOUBLE BEDROOM 2

13'10" x 10'2" (4.231 x 3.116)



Exposed floorboards, pedestal washbasin and a picture window to the rear.

## SIDE DOUBLE BEDROOM 3

18'2" x 10'3" (5.551 x 3.142)



Laminate floor and picture window to the rear.

## FAMILY BATHROOM

11'1" x 8'7" min (3.384 x 2.641 min)



With exposed wooden floors, corner shower cubicle, WC, pedestal washbasin and a feature freestanding double ended bath, half tiled walls, integrated spotlights and remote controlled Velux roof light.

## THE ANNEXE

We assume this was originally the garage but has been converted and extended for occupation by a disabled member of the family.

## SITTING ROOM

16'11" x 16'4" (5.160 x 4.998)



With a feature laminate floor and a separate side door

## OPEN PLAN KITCHEN / LIVING ROOM

19'6" x 17'0" (5.968 x 5.201)



Having an exposed wooden floor and fitted with a 5 year old range of kitchen units, good sized dining area and a staircase to the first floor bedroom.

## FIRST FLOOR ATTIC BEDROOM

15'10" x 12'9" (4.842 x 3.904)



With 3 Velux roof lights.

## JAZZUZI ROOM

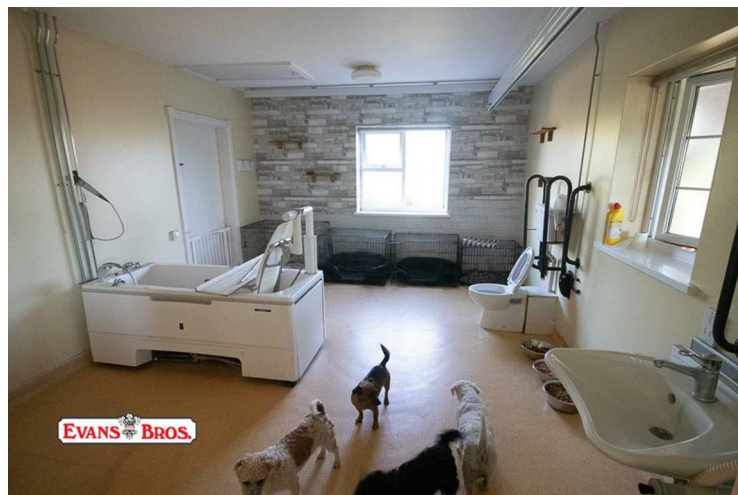
16'2" x 12'10" (4.937 x 3.921)



Upvc side door and built in airing cupboard. Top quality jacuzzi supplied and fitted by Castle Hottubs.

## BATHROOM

16'2" x 12'10" (4.929 x 3.923)



Having a specially adapted bath, WC, sink and professionally fitted hoist and rails.

## EXTERNALLY



To the front of the dwelling there is a large tarmac hard-standing (big enough to accommodate at least cars) while to the rear there is a DECKED AREA and lawns. To the one side, there is a paved patio, while to the other side there is a

very useful ATCOST STYLE MULTI-PURPOSE WORKSHOP measuring approx 56' x 28' (approx 1,568 sq ft) or 18m x 7.66 m with concreted floors, a pitched corrugated roof and floodlights etc. The grazing land extends to approx 8.956 Acres of excellent quality level well fenced pasture - divided into 2 enclosures as per the boundary plan.

### **SERVICES**

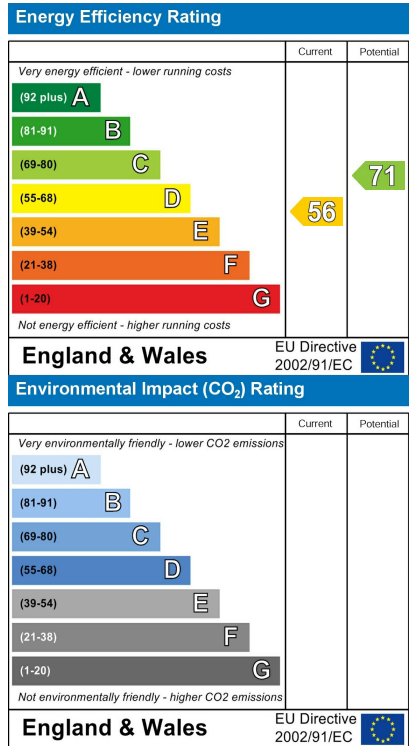
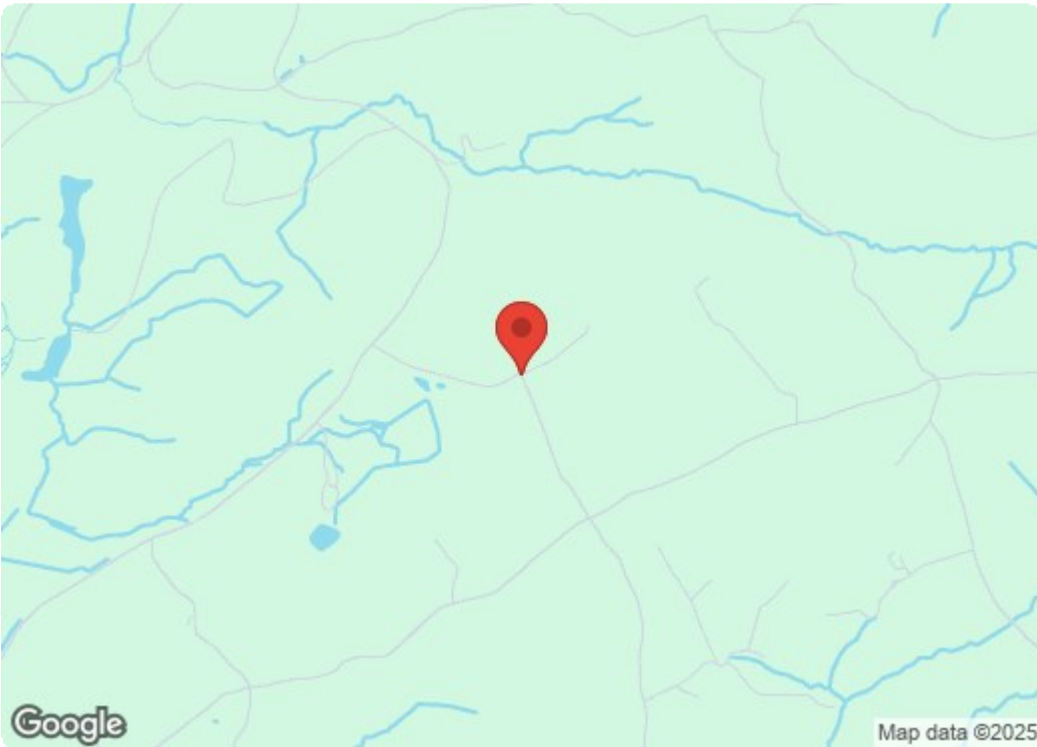
Mains electricity. Private water - is this right????????????? Is there a test certificate??? Private drainage to a septic tank.

### **BOUNDARY PLAN**

PLEASE NOTE THAT ALL PLANS ARE PROVIDED FOR INFORMATION PURPOSES ONLY.

### **COUNCIL TAX**

We understand the property is in Council Tax band F and that the Council Tax payable for the 2023 / 2024 financial year is £2,571 which equates to approximately £214.25 per month before discounts.



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