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Thornton House, Llanpumsaint, Nr Carmarthen, Carmarthenshire, SA33 6BS

Offers Around £675,000 ono

An immaculate conveniently located modern double fronted detached family sized (3,982 sq ft) luxury house built to a very high specification and in excellent condition throughout. The residence comprises 3 living rooms, 6 first floor bedrooms (all en-suite) a luxury fitted kitchen with full OIL central heating, full double glazing, a double garage / workshop and ample off road parking – all on a 0.42 acre plot on the edge of the quiet Gwili valley village of Llanpumsaint and just 6.5 miles (15 minutes drive) from the county town of Carmarthen. No onward chain. Viewing highly recommended.

LOCATION & DIRECTIONS

This property occupies a very pleasant slightly elevated plot overlooking open countryside on the edge of the village of Llanpumsaint, having mobile Post Office twice a week and Primary School approx. 7 miles (15 minutes drive) north of Carmarthen town centre. Being the county town, Carmarthen offers a great range of amenities inc a mainline train station, regional hospital, numerous supermarkets, multi-screen cinema, shopping centre and 2 secondary schools. From CARMARTHEN take the A484 Cardigan Road north for about 2 miles to BRONWYDD ARMS and turn right on the B4301. Pass through BRONWYDD village and out past the Public House on your right and on for a further ¼ of a mile and turn left signposted "LLANPUMSAINT". On entering the village, continue past the LLANPUMSAINT sign for about ¼ of a mile and the property will be seen on the left just before the bridge.

CONSTRUCTION

We understand the property is built of block cavity walls with elevations rendered and painted, under a hipped roof, to provide the following luxury accommodation.

GRAND FRONT ENTRANCE

With hardwood double doors to the front, an imposing central staircase to the first floor and 2 double doors to either side.

DOWNSTAIRS CLOAKROOM

6'5" x 3'0" (1.962 x 0.935)

WC and pedestal washbasin.

LIVING ROOM

21'1" x 18'6" (6.451 x 5.664)



Decorative ornate feature fireplace with a slate hearth, and dual aspect windows.

LOUNGE

22'1" x 17'10" (6.753 x 5.438)



Having an imposing ornate fireplace with a slated hearth, dual aspect windows and French doors to the rear leading to the patio and grounds.

LUXURY FITTED KITCHEN / BREAKFAST ROOM

27'6" x 17'10" (8.401 x 5.457)



Having a feature LVT (Luxury Vinyl Tile) parquet style flooring and fitted with an opulent range of both base and eye level units, a SMEG 5 burner cooking range, marble worktops, a marble topped breakfast island, matching fitted cupboards, a large dining area and French doors to the rear patio. Smooth rendered ceiling with integrated spotlights.

DINING ROOM

17'10" x 16'11" (5.443 x 5.168)



Part panelled walls, 2wo picture windows to front, coving and a smooth rendered ceiling.

SIDE HALLWAY

8'1" x 7'5" (2.486 x 2.261)



Part panelled walls, tiled floor and half glazed side door.

UTILITY ROOM

9'4" x 7'4" (2.850 x 2.248)

Tiled floor and fitted with a range of base units inc a single drainer sink.

FIRST FLOOR

A very impressive CENTRAL LANDING with a large picture window to the front

FRONT DOUBLE BEDROOM 1

21'2" x 18'7" (6.458 x 5.670)



Dual aspect windows.

EN-SUITE BATHROOM

10'10" x 7'9" (3.310 x 2.377)



Fully tiled and fitted with a quality white suite inc a freestanding bath, WC, bidet and sink.

FRONT DOUBLE BEDROOM 2

17'9" x 13'2" (5.435 x 4.036)



Smooth rendered ceiling, and 2 windows overlooking the front lawn.

EN-SUITE SHOWER ROOM

9'10" x 3'3" (3.011 x 1.011)



Fully tiled with a WC, sink, shower cubicle and wall mounted heated towel rail.

REAR DOUBLE BEDROOM 4

17'11" x 10'4" (5.464 x 3.169)



REAR DOUBLE BEDROOM 3

17'10" x 15'2" (5.439 x 4.643)



Picture window.

EN-SUITE BATHROOM

7'10" x 6'7" (2.406 x 2.023)



REAR SINGLE BEDROOM 5

12'2" x 8'0" (3.712 x 2.446)



EN-SUITE SHOWER ROOM

12'2" x 4'2" (3.712 x 1.277)



WC, sink and large shower cubicle.

EN-SUITE SHOWER ROOM

8'6" x 3'6" (2.611 x 1.069)



SIDE BEDROOM 6 / STUDY

17'10" x 6'7" (5.437 x 2.024)



Loft access.

EN-SUITE SHOWER ROOM

7'6" x 3'4" (2.307 x 1.032)

EXTERNALLY



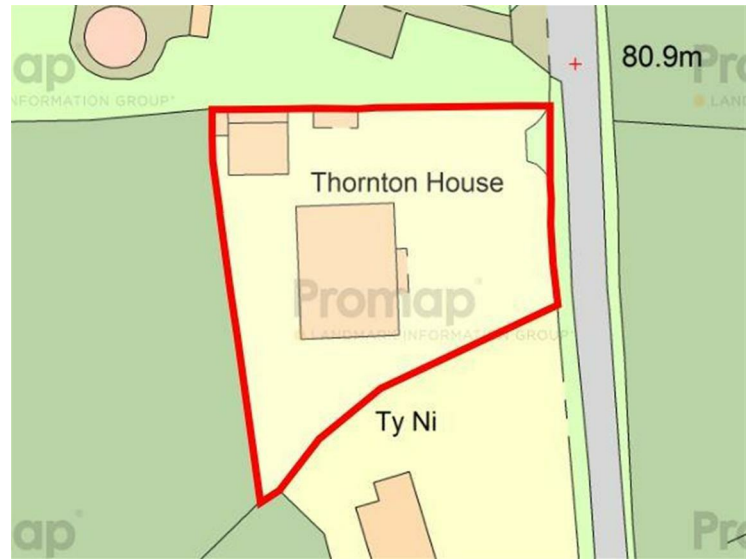
The residence is approached via a sweeping gated entrance which leads to the detached DOUBLE GARAGE / WORKSHOP of block construction under a pitched hipped roof. Next to the garage, there is a WOODEN FRAMED LOG STORE and a good quality full length paved patio. To

the side and front there is a very well kept level lawn - see photos. The property overlooks open fields to the front and rear.

SERVICES

Mains electricity, water and drainage. Full oil fired central heating. Full double glazing.

BOUNDARY PLAN



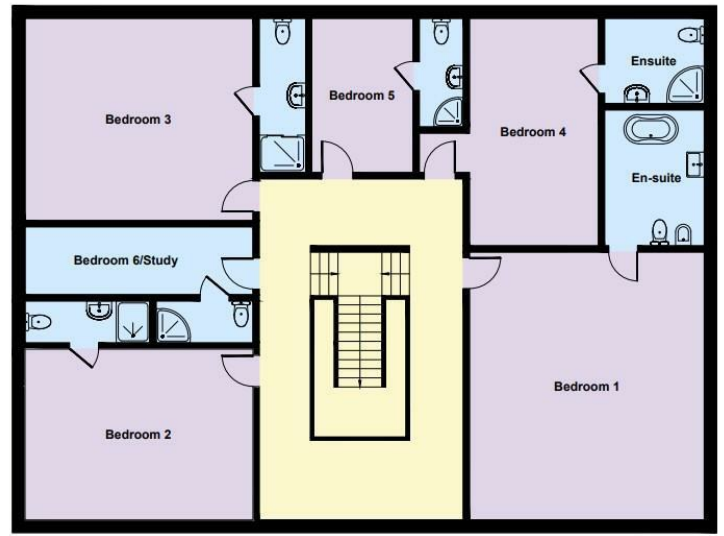
PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

COUNCIL TAX

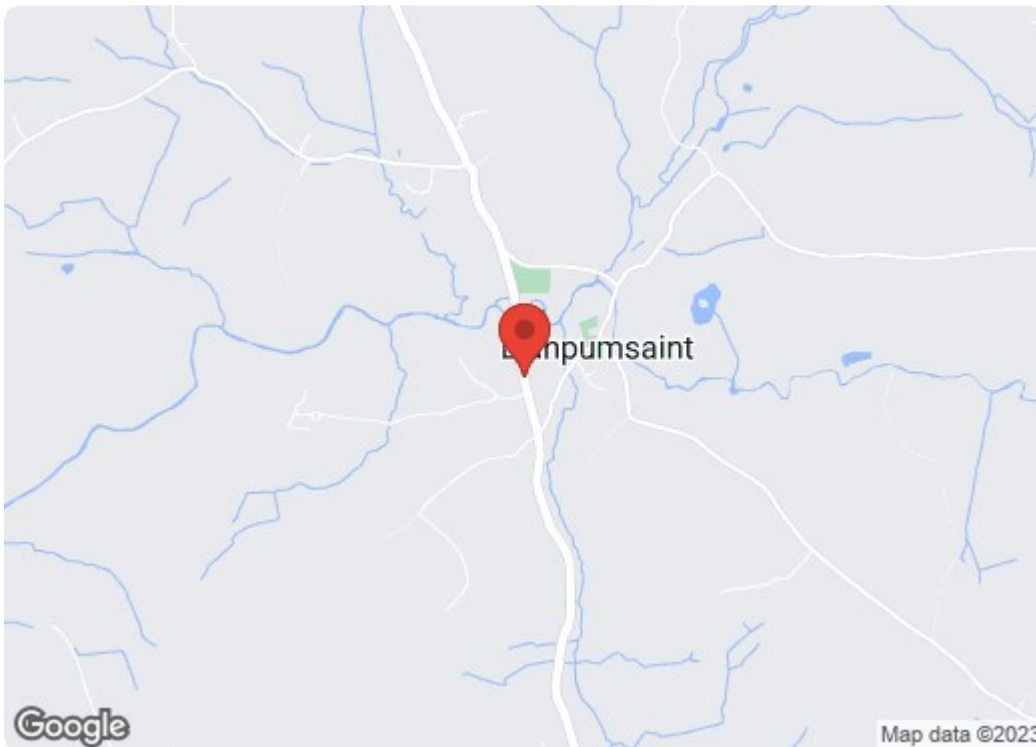
We understand the property is in Council Tax band H and that the Council Tax payable for the 2022 / 2023 financial year is £3,430 which equates to approximately £285.83 per month before discounts.



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	75
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	



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