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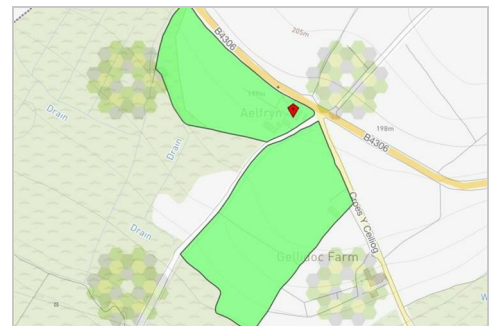
Established in 1895

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 OnTheMarket.com

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Aelfryn Llannon Road, Nr Pontyberem, Carmarthenshire, SA14 6AR

Offers Around £560,000

An exceptionally attractive VERY WELL PRESENTED and conveniently set FREEHOLD 9.28 ACRE HOLDING comprising a DETACHED extended 4 BEDROOMED HOUSE with high residential appeal, 3 LIVING ROOMS, FULL OIL CENTRAL HEATING AND FULL DOUBLE GLAZING. The land is split into 3 convenient enclosures (all with either direct or indirect access to a council maintained lane) and houses a range of modern buildings inc an IMPLEMENT STORE, KENNELS ETC. The county town of CARMARTHEN is approx 11.7 MILES AWAY, while LLANELLI is approx 8 miles away. Of interest to buyers looking for a smarter than average dwelling in a convenient location and land for stock / privacy.

LOCATION & DIRECTIONS

Very conveniently set at OS grid ref SN526095 next to the B4306 Pontyberem to Llannon road and approx. 2.3 miles from the former. Pontyberem is a good sized village in the Gwendraeth Valley and provides a good range of amenities including Primary School, public houses, supermarkets etc. The county town of Carmarthen is approximately 11.7 miles away partly along the A48. From Carmarthen take the A48 as if heading towards Swansea and at Cross Hands roundabout turn right onto the A476. Proceed through the traffic lights and continue through the village of Tumble for another approximately 2 miles. Just before the village of Llannon, turn sharp right onto the B4306 and proceed for approx 1.64 Kilometers where the property will be seen on the left - identified by an Evans Bros "For Sale" board.

CONSTRUCTION

We understand the original section was built around the 1940s of traditional solid stone walls with more recent block cavity extensions under duo pitched concrete interlocking tiled roofs to provided the following extensive accommodation. ENTRANCE HALLWAY with good quality laminate flooring and a part glazed upvc door.

FRONT ENTRANCE LOBBY



With good quality laminate flooring and a part glazed upvc door.

DOWNSTAIRS TOILET

5'10" x 3'11" (1.795 x 1.219)

Laminate flooring, WC and pedestal wasgbasin.

BOILER ROOM

8'5" x 3'11" (2.588 x 1.219)

Grant oil fired boiler for both the central heating and domestic hot water. Large hot water cylinder.

LIVING ROOM

23'11" x 16'11" (7.295 x 5.157)



Having a good quality laminate floor, cast iron wood stove on an ornate brick hearth, good size dining area, 2 x picture windows to front and a staircase to the first floor.

KITCHEN / BREAKFAST ROOM

19'8" x 10'11" max (6.019 x 3.335 max)



Luxuriously appointed with a fantastic range of both base and eye level units incorporating a twin bowl stainless steel sink, ample marble worktops, 5 ring gas burner, brushed aluminium extractor fan, BEKO double electric oven, integrated dishwasher, 2 x upright American-style fridge freezers integrated dishwasher marble topped breakfast bar.

SUN ROOM

21'11" x 13'4" max (6.683 x 4.081 max)



L-shaped with UPVC patio doors to both the side and rear (leading directly to the patio and decking area) smooth rendered ceiling.

DINING ROOM

19'6" x 7'10" (5.965 x 2.404)



With UPVC patio doors to the rear paved patio

UTILTY ROOM

12'3" x 4'0" (3.757 x 1.233)

Italian style tiled floor, single drainer stainless steel sink and plumbing for an automatic washing machine.

FIRST FLOOR

LANDING with a loft access and storage cupboard to the side.

FRONT DOUBLE BEDROOM 1

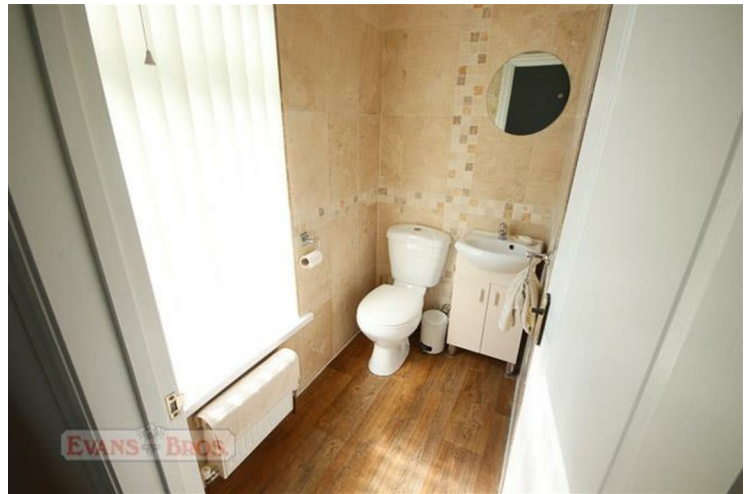
11'3" x 10'6" (3.439 x 3.219)



Smooth rendered ceiling.

EN-SUITE SHOWER ROOM

7'2" max x 5'10" (2.193 max x 1.800)



Having modern tiled walls, WC, pedestal washbasin, single shower cubicle, and integrated spotlights.

FRONT DOUBLE BEDROOM 2

12'2" x 10'7" (3.726 x 3.248)



Smooth rendered ceiling.

SIDE DOUBLE BEDROOM 3

10'7" x 9'7" (3.239 x 2.923)



REAR DOUBLE BEDROOM 4

13'7" x 13'2" (4.141 x 4.031)



With dual aspect windows to the side and rear.

FAMILY BATHROOM

10'11" x 8'8" (3.345 x 2.658)



Fully tiled and fitted with a modern white 4-piece bathroom suite comprising a roll top bath, WC, pedestal wash basin and corner shower cubicle. Integrated spotlights.

EXTERNALLY

To the front of the dwelling there is a good sized lawn with a tall hedge on the road side. To the one side there is a good sized railed patio area and a SINGLE GARAGE of block construction. To the rear, that is another patio area and a decking area, next to the block built KENNELS. To the other side, there is a hardcored parking area big enough for at least 6 vehicles.

THE LAND & BUILDINGS



The dwelling, patios, CHICKEN RUN AND KENNELS (4.76 metres x 6.88 metres) etc account for approximately 0.511 acres. The remaining approx. 8.77 acres is split into 3 enclosures of clean gently sloping grazing with either direct or indirect access to a council road. We understand from the owners that all 3 paddocks are sheep proof fenced. To the one side there is a timber framed and box profile clad GENERAL PURPOSE OUTBUILDING. In another enclosure there is a TIMBER FRAMED ZINC CLAD BUILDING measuring 6.3 metres x 13.5 metres (931 Sq Ft).

SERVICES

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

BOUNDARY PLAN



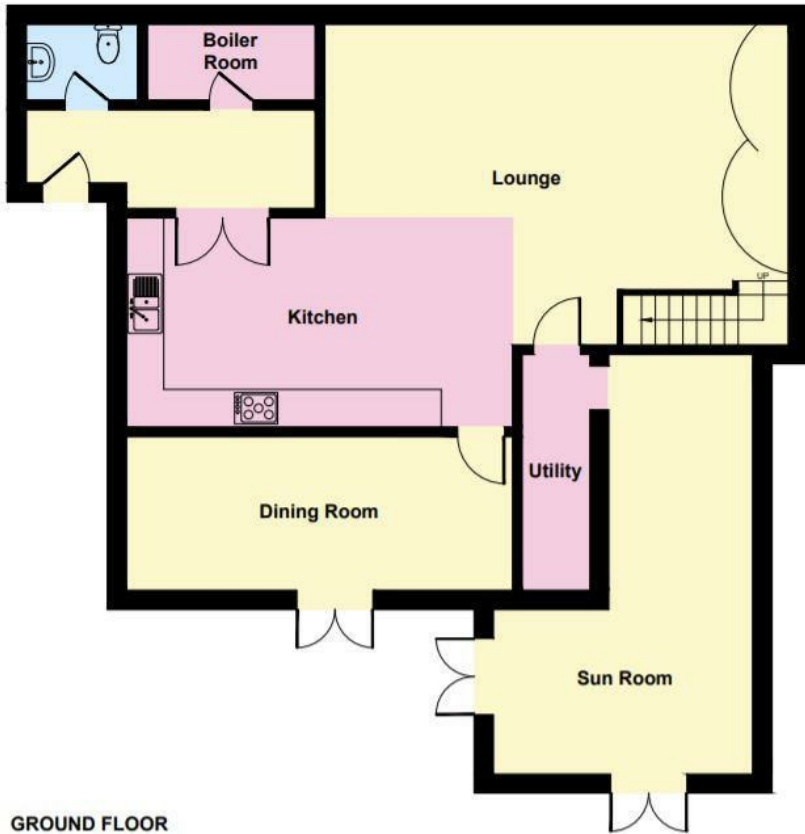
PLEASE NOTE THAT THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

COUNCIL TAX

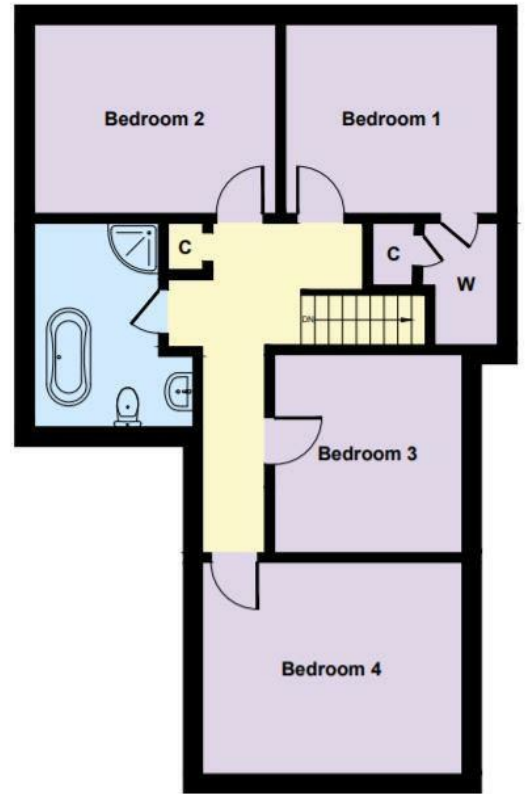
We understand the property is in Council Tax band C and that the Council Tax payable for the 2020 / 2021 financial year is £1,538 which equates to approximately £121.17 per month before discounts.

AGENTS NOTES

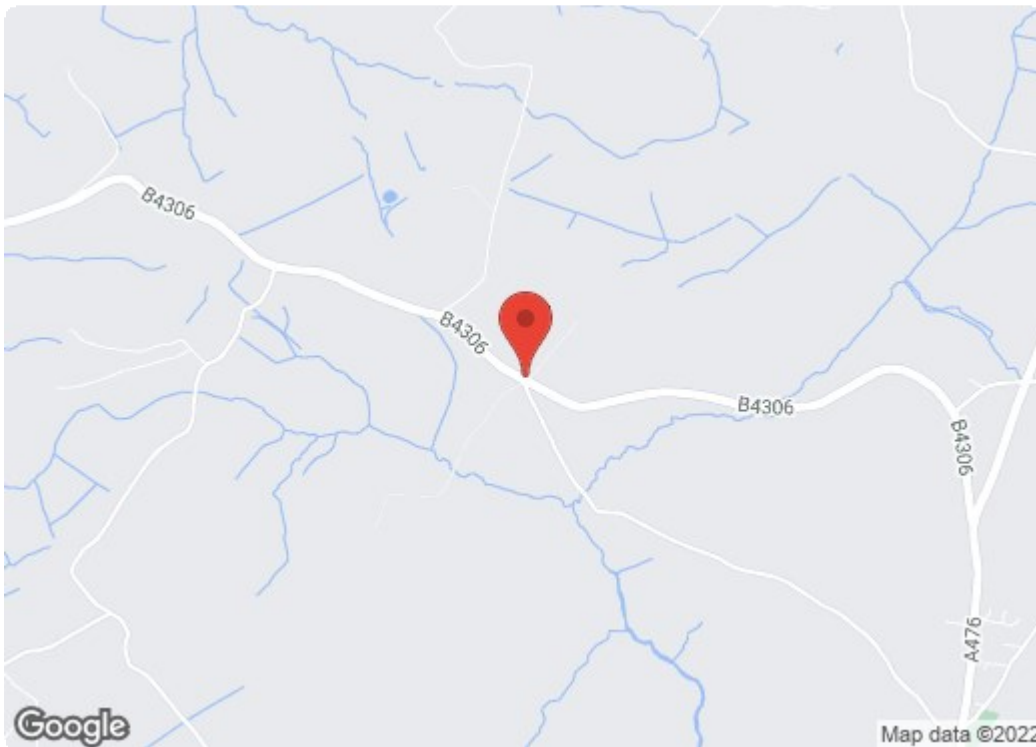
PDF copies of the Planning Consents for the extensions are available on request from any Evans Bros office.



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	
	69
55	
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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