

# EVANS BROS.

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**Cwmawel Llanllwni, Pencader, SA39 9DR**

**Asking Price £435,000**

An imposing and substantial property offering 4 bedroom, 2 bathroomed commodious accommodation with refurbished bathrooms, good quality oak kitchen, 3 reception rooms and spacious rear conservatory, set in good size gardens and grounds having ample parking and integral double garage.

Popular location on the edge of the rural community of Llanllwni, in the mid reaches of the Teifi valley, backing on to open farmland, having attractive views and convenient to Llanybydder, Lampeter, Llandysul and Carmarthen further to the south.

## LOCATION



Attractively located set back off the A485 roadway being a regular bus route, on the edge of the popular village community of Llanllwni having primary school, public houses and local businesses and employers, convenient to Llanybydder offering a wider range of facilities and also Llandysul and within easy driving distance of the larger shopping and employment centre of Carmarthen to the south.

## DESCRIPTION



A substantial property constructed we are informed originally in 1991 of traditional construction. The property has the benefit of oil fired central heating via a Rayburn range with many retained character features such as stone fireplace and internal oak doors. The property is worthy of inspection at an early date to appreciate the size and quality of the accommodation and affords more particularly -

## FRONT UPVC ENTRANCE PORCH



With tongue and groove ceiling, door to -

## HALLWAY

12'4" x 10' overall (3.76m x 3.05m overall)



having a open tread timber staircase to first floor, door to cloak cupboard and double doors to -

## STUDY/SITTING ROOM

14'7" x 9'9" (4.45m x 2.97m)



with fitted dresser style storage unit, radiator, front window

## REAR DINING ROOM

14' x 11'9" (4.27m x 3.58m)



Radiator. This currently is an open plan arrangement .

## LIVING ROOM

19'3" x 13'9" (5.87m x 4.19m)



Having an attractive stone fireplace with a slate hearth and oak mantle with open flue, coved ceiling, radiator, front picture window, double doors to -

Off the dining area -

## FEATURE CONSERVATORY

15' x 12' (4.57m x 3.66m)



With patio doors, radiator

## KITCHEN/BREAKFAST ROOM

22'2" x 10'5" (6.76m x 3.18m)



Having a range of good quality oak kitchen units incorporating a 4 ring electric hob, eye level oven, fitted fridge and freezer, 1 1/2 bowl sink unit, oil fired Rayburn Range providing cooking facilities together with back boiler for domestic hot water and central heating purposes.

From Kitchen, door to -

### REAR HALLWAY

Rear uPVC stable type entrance door

### UTILITY ROOM

13'6" x 7'2" (4.11m x 2.18m)

A practical room with ample storage cupboards incorporating single drainer sink unit, plumbing for automatic washing machine and solar panel inverter.

### INNER LOBBY -

### CLOAK ROOM off



Being half tiled with w.c., wash hand basin, radiator, extractor fan and door to Integral Garage.

## FIRST FLOOR -



Attractive staircase leading to large galleried style Landing with access to loft, access to airing cupboard with pressurised hot water cylinder

### FRONT BEDROOM 1

15'4" x 13'9" (4.67m x 4.19m)



A lovely large room with built-in wardrobes, front picture window enjoying attractive views

## ENSUITE SHOWER ROOM



Recently refurbished with attractive easy clean panelled walls and tongue and groove ceilings having easy access shower unit, wash hand basin set in storage unit, close couple w.c., extractor fan, radiator

## REAR BEDROOM 2

11' x 13'9" max 11' x 8' min (3.35m x 4.19m max 3.35m x 2.44m min)



Radiator, rear window

## BATHROOM

9'9" x 8' (2.97m x 2.44m)



Again having recently been refurbished with attractive easy to clean panelled walls, tongue and groove ceiling, feature bath, double size shower cubicle, wash hand basin set in storage cupboard, toilet, radiator, extractor fan.

## FRONT BEDROOM 3

12'2" x 9'10" (3.71m x 3.00m)



Radiator, front window, built-in wardrobes, door to -

## BOARDED LOFT AREA OVER GARAGE

Providing a valuable storage space

## REAR BEDROOM 4

12'3" x 8'6" (3.73m x 2.59m)

Radiator, built-in cupboards.

## EXTERNALLY



The property is approached via a tarmacadamed driveway with ample parking and turning areas for several vehicles, space for caravan, this leads to a spacious Double Garage 17'9" x 18'10"max. 14' x 2' min. with fitted shelving and double sized up and over garage door.

The property is nicely set back from the road with a good size front lawned garden, useful timber workshops and garden shed with covered log store, poly tunnel and attractive rear garden being overlooked by open fields.

### Timber Workshop and Garden Shed



## SERVICES



We are informed the property is connected to mains water, mains electricity, private drainage, solar panels with feed-in tariff providing a valuable income, telephone subject to BT transfer regulations with broadband available.

## DIRECTIONS





From Llanybydder, take the A485 south, on entering the village of Llanllwni, after passing the Bell Vue public house on your left hand side, the property can be found on the left hand side as identified by the agents for sale board,

### COUNCIL TAX - BAND F

Amount payable: £3273 p.a.



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



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