



New House Pantglas, Croesyceiliog, Carmarthen, SA32 8DS

Price guide £500,000

An opportunity of purchasing a new build property located in the pleasant country village of Croesyceiliog which is conveniently located some 2 miles from the Market and Administrative town of Carmarthen with its easy access on the A40 and the A48 with easy link on to the M4.

The property, built by a local reputable builder, is finished to the highest standard, combines elegance with modern style and space and has been designed with family in mind. The house benefits in having under floor heating to the ground floor and briefly comprises reception hallway, cloakroom, lounge, large open plan kitchen/dining/family room, utility, cloakroom and on the first floor there is master bedroom having en-suite bathroom and dressing room and large cathedral window to front with rural views, 3 further bedrooms, one with en-suite and luxury family bathroom. Stairs to 2nd floor currently one room ideal studio/study /playroom or there is the potential to add a further 2 bedrooms (further details from the vendor)

There is an integral garage, ample parking and low maintenance rear garden.

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DIRECTIONS



From Carmarthen take the A495 passing Morrisons supermarket and on to the Pibwrlwyd roundabout where you take the last exit to Croesyceiliog. Travel to the village and at the bottom of the hill turn left into Pantglas. Carry on up the hill, turn right and the house will be found on your left.

ACCOMMODATION

The accommodation of approximate dimension is arranged as follows:

RECEPTION HALLWAY 11'8" x 11'5" (3.57m x 3.48m)



Stairs to first floor, tiled floor and doors leading off to....

CLOAKROOM



With WC and wash hand basin, patterned tiled floor.

LOUNGE 17'6" x 14'5" (5.34m x 4.41m)



Sliding doors to front elevation and windows to side, oak flooring.



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KITCHEN/DINING/FAMILY ROOM 22'7" max x 22'9" max
(6.90m max x 6.94m max)



Kitchen is fitted with a superb range of wall and base units with Quartz worktops incorporating an integral fridge/freezer, Neff dishwasher, Neff Induction hob with extractor over, double eye level ovens and microwave. Central island with breakfast bar and an integral wine cooler. Windows and bi-folding doors to rear. Ceramic tiled floor. Door to Utility room.



UTILITY ROOM 8'0" x 10'9" (2.45m x 3.29)

Wall and base units with a sink unit and plumbing for washing machine, exterior door and window to rear, tiled floor, door to garage and cupboard housing the Worcester oil boiler and hot water cylinder.

FIRST FLOOR



Galleried landing with stairs leading to the 2nd floor, large linen cupboard with shelving and radiator and doors off to....

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MASTER BEDROOM 17'6" x 14'7" (5.34m x 4.45m)

VIEW FROM THE MASTER BEDROOM



Large full length window to front overlooking the village and countryside beyond, 2 further window to side elevations and radiator.

DRESSING ROOM 4'10" x 8'10" (1.48m x 2.71m)

With radiator.

EN-SUITE 8'10" x 5'7" (2.71m x 1.71m)



Vanity unit, WC and shower enclosure, fully tiled and ,heated towel rail, window to side with opaque glass.



BEDROOM 2 14'6" x 12'7" (4.43m x 3.84m)

Window to rear and radiator.

EN-SUITE 5'8" x 8'7" (1.75m x 2.62m)



Shower enclosure, WC and wash hand basin, heated towel rail and window to side with opaque glass.

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BEDROOM 3 11'8" x 14'7" (3.56m x 4.45m)

Window to rear and radiator.

BEDROOM 4 12'11" x 10'7" (3.94m x 3.24m)

Window to front and radiator.

BATHROOM 10'6" x 10'4" (3.21m x 3.16m)



Freestanding bath, shower enclosure, vanity unit and WC, fully tiled, window to rear and heated towel rail.



SECOND FLOOR 38'2" x 17'8" (11.64m x 5.40m)



Excellent storage, office, studio or playroom or alternatively additional bedrooms at a cost to be agreed with the vendor.

GARAGE 19'5" x 38'2" (5.94m x 11.64m)

With internal door leading into the utility room.

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EXTERNALLY



Tarmac driveway providing good off road parking, patio area to the side leading to a further patio and steps up to a terrace area with artificial grass.



SERVICES

Mains electric, water and drainage.
Oil central heating.
Solar panel for heating hot water.

FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate. NOT TO SCALE

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJP have visited the property, but have not surveyed or tested any appliances, services or systems at the property including heating, plumbing, drainage etc. The sellers have checked and approved the details however, purchasers must rely on their own and/or their Surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to it.

OFFER PROCEDURE

All enquiries and negotiations to BJP Carmarthen Office. We have an obligation to our vendor clients to ensure that all offers made for the property can be substantiated and may in some instances require proof of funds. We will also require 2 forms of identification one being photographic evidence i.e drivers licence and the other a bank/building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

OFFICES

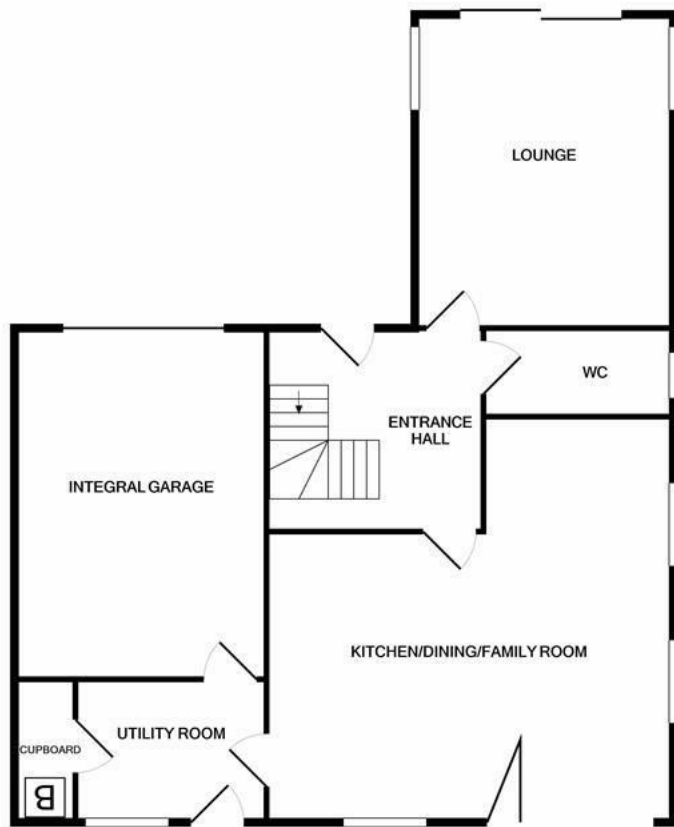
Carmarthen Office 01267 236363 Llandeilo Office 01558 822468
Cross Hands Office 01269 845576 or out of hours number 07789716520

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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		
England & Wales		EU Directive 2002/91/EC

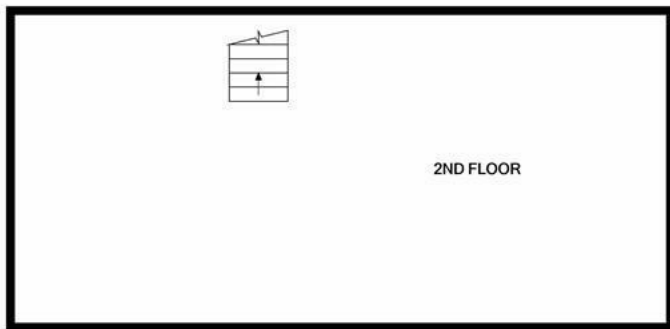
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
APPROX. FLOOR
AREA 1274 SQ.FT.
(118.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1274 SQ.FT.
(118.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 655 SQ.FT.
(60.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 3202 SQ.FT. (297.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.
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