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Smith Cottage, Old Road, Llansteffan, Carmarthen, Carmarthenshire, SA33 5JN

Offers Around £245,000 ono

A CHARMING and well presented 4 BEDROOMED SINGLE FRONTED FREEHOLD SEMI-DETACHED HOUSE with 1 LIVING ROOM in good overall condition, a converted attic (with A BUILDING REGULATIONS CERTIFICATE) and complemented by an approx. 85' LONG GENTLY SLOPING GARDEN WITH VIEWS OF THE ESTUARY. The house is set on the edge of the renowned Towy estuary village of LLANSTEFFAN but within easy walking distance of the village pubs, shop, primary school, beach and castle and approx 10 MILES FROM CARMARTHEN. The property benefits from full OIL CENTRAL HEATING, FULL DOUBLE GLAZING, off road parking for 2 cars and is chain free.

LOCATION & DIRECTIONS

What3Words ///noun.warmers.tasty Beautifully located at O.S. Grid Ref. SN 346 106 on Old Road on the edge of the Towy estuary village of Llansteffan. The Village offers the usual village amenities including a Post Office / Stores, Primary School and two Public Houses, while the County Town of Carmarthen is approximately 9 miles away with three large Supermarkets, Multi-screen Cinema, Leisure Centre, two Secondary Schools, mainline Train Station, General Hospital etc. From the JOHN STREET CAR PARK, take the exit onto John Street and turn right. At the "T" junction turn left and continue through two sets of traffic lights to the mini roundabout. Take the 2nd exit into Park Terrace and continue for approx 1 mile (passing the Local Government Offices on the left & Picton Monument). At the bottom of Monument Hill, turn left at the traffic lights onto the B4312 (proceeding past the Leisure Centre on the left-hand side) and then on for approx 8 miles to Llansteffan. On entering the Village, do NOT turn left into Water Lane (as if heading down towards the beach), but continue through the HIGH STREET - passing the church on your left. At the sharp left hand bend, proceed straight on for approx 100 yards and the property will be seen on the left.

CONSTRUCTION

We understand the property is mainly built of traditional solid stone with a more recent rear cavity extension under duo pitched slated roofs, to provide the following accommodation. FRONT ENTRANCE HALLWAY with wood block flooring, glazed front door and good sized understairs cupboard.

FRONT LIVING ROOM

11'3" x 11'3" (3.45 x 3.43)



Having a wood block flooring and a feature open exposed brick / stone fireplace housing a cradle fire basket on a slated hearth. Storage cupboards to either side - part glazed. Smooth rendered ceiling.

KITCHEN / BREAKFAST ROOM

11'9" x 11'3" (3.59 x 3.44)



With an Italian style tiled floor, hand-crafted wooden kitchen units incorporating a 4 ring propane gas hob, new electric oven, single drainer sink, storage cupboards and and upvc French door to the rear.

UTILITY ROOM

8'2" x 5'2" (2.51 x 1.58)



Laminated floor and a Velux roof light.

DOWNSTAIRS TOILET

6'4" x 4'9" (1.95 x 1.46)



With a low level WC, pedestal washbasin and plumbing for an automatic washing machine.

FIRST FLOOR

LANDING with doors off.

REAR MAIN BEDROOM 1

12'6" x 10'2" (3.82 x 3.10)



Currently with exposed floorboards and a decorative traditional open fire in a wooden surround. Window to the rear looking onto the garden.

FRONT DOUBLE BEDROOM 2

10'6" x 8'8" (3.22 x 2.66)



Having dual aspect windows and an under-stairs storage area. NB: Some of these walls and the ceiling have only recently been replastered and are still drying out.

BEDROOM 3 / HOME OFFICE

7'1" x 6'9" (2.18 x 2.08)



Laminate floor and window to the front.

BATHROOM

9'3" max x 5'4" max (2.84 max x 1.65 max)



Having fully tiled walls, and fitted with a modern white 3 piece bathroom suite inc a paneled bath (with a shower over) low level WC and pedestal washbasin. Double airing cupboard to the side and wall mounted heated towel rail.

SECOND FLOOR

ATTIC BEDROOM 4

16'2" x 8'2" approx (4.95 x 2.5 approx)



This attic DOES have a building regulations certificate for use as a bedroom. Exposed purlins, Velux roof lights to the front and rear and eaves storage cupboards.

EXTERNALLY

To the front, there is a small raised flowerbed, while to the side there is a tarmac hard-standing providing OFF ROAD PARKING for 2 vehicles. Navien Condensing Blue Flame oil fired boiler for both the central heating and domestic hot water. STORAGE SHED and a small paved courtyard. Steps lead off the courtyard up to the approx 85' long irregular shaped lawned garden with a decking area at the top giving views over the village and to the estuary.

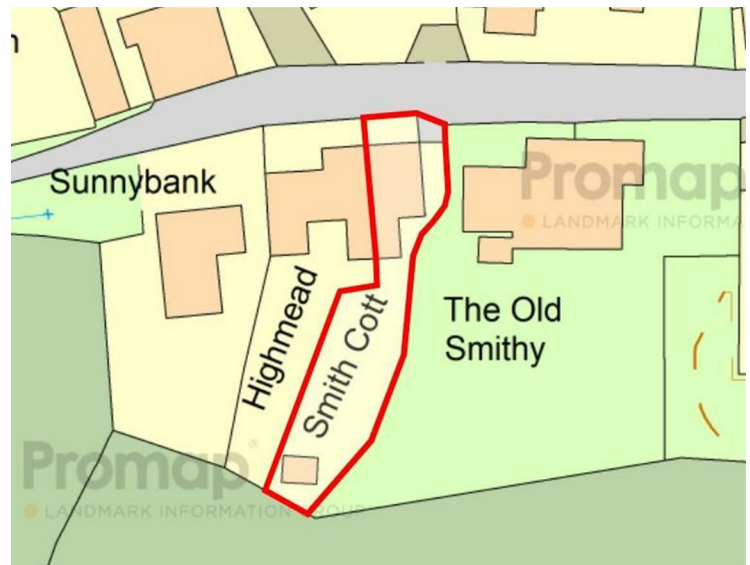
SERVICES

Mains electricity, water and drainage. Full OIL fired central heating - we understand this Navien Condensing Blue Flame oil fired boiler was only installed in 2022. Full double glazing. We understand that Llansteffan now has "Full fibre" internet with speeds of 900 Mbps - not tested.

COUNCIL TAX

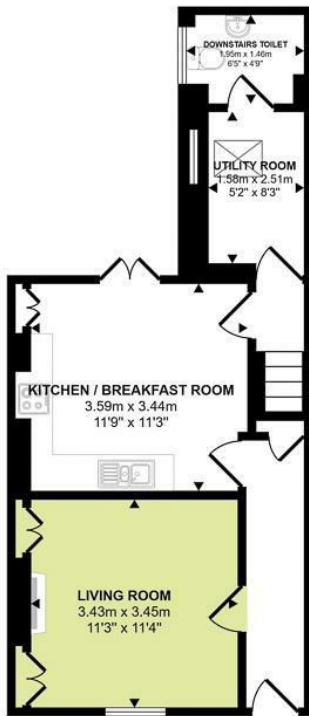
We understand the property is in Council Tax band C and that the Council Tax payable for the 2024 / 2025 financial year is £1,820 which equates to approximately £151.67 per month before discounts.

BOUNDARY PLAN



PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

Approx Gross Internal Area
101 sq m / 1086 sq ft



Ground Floor
Approx 42 sq m / 457 sq ft

Denotes head height below 1.5m



First Floor
Approx 35 sq m / 375 sq ft



Second Floor
Approx 24 sq m / 254 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(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 



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