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The Paddocks Llangynog, Carmarthen, Carmarthenshire, SA33 5BT

- DETACHED BUNGALOW
- FOUR DOUBLE BEDROOMS
- COUNTRYSIDE LOCATION
- BEAUTIFULLY PRESENTED
- 1.23 ACRE PLOT (APPROX)
- 2658 SQUARE FEET/247 SQUARE METERS (approx)
- FIVE RECEPTION ROOMS
- 10 MINUTES FROM CARMARTHEN
- OIL HEATING
- EPC RATING: D

Offers In The Region Of £700,000



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## We Say...

This is surely one of the most impressive properties currently on the market. The Paddocks is a very spacious luxury single storey home with extensive grounds of approximately 1.2 acres and recently renovated out-buildings which have electricity and access to wi-fi. The property boasts an off-road car parking area which can easily accommodate 8 cars.

The property comprises: Large Reception/Hallway, a beautifully presented open plan Kitchen/Dining the main feature being a cream 5 Oven Aga Range with surrounding mantle-piece. The Dining area will accommodate a 12 seater dining table along with chairs or settees, the Drawing Room area leading off with plenty of space for substantial furniture. Double French doors lead out from the Kitchen to the large outdoor patio area with overhead pergola. There are also French doors leading out from the Drawing room area to a lawned area. Extremely spacious Sitting-Room with a dramatic Bath Stone Fireplace which the present Owner's designed. There are 2 sets of French Windows leading out on to a full length Veranda. The Lower Hallway leads on to the Library/Quiet Room which could also be utilised as a bedroom with French doors leading out onto the very private front lawned garden. There is a Large Office which could also be used as a Games Room or Gym with doors leading into the Sun-room offering views of the front garden, a wonderfully peaceful space.

The Paddocks offers 4/5 good size bedrooms (one of which is currently used as the Library). There is a Master Bedroom with ensuite bathroom and a separate family bathroom with bath and shower to service the other bedrooms.

Viewing is highly recommended to fully appreciate everything this unique property and grounds has to offer.

## Location

Llangynog is a small rural community located a short drive from the County town of Carmarthen. The Village Hall is a key part of this small but vibrant community, holding all types of events and classes including coffee mornings, Murder Mystery nights, Gardening Club, Dog Training classes, Amateur Dramatics and much more It's the hub of the Village, a wonderful place to meet friends and is extremely popular with outlying villages too. St Clears village is a 7 minute drive away where you will find 2 supermarkets, a hairdressers, several cafes, 2 country pubs and a wonderful bakery where you can buy freshly made bread and cakes.

### Owner says.....

***"The Paddocks has been our lovely home for many years. It has offered us a wonderful lifestyle, with plenty of space for family and friends to stay, for Parties and for Get-together's. To sum it up I would say The Paddocks has that magical element of country living and with a touch of elegance too!"***

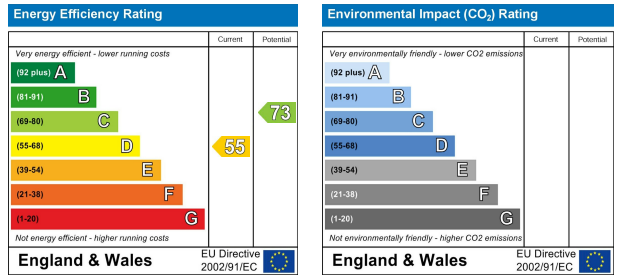


**DIRECTIONS**

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 2nd exit onto A40, Turn left after 5 miles for the signposted Llangynog, Continue on this road for for 1.7 miles then turn left, The property will then be on your left. What3Words Reference: ///lollipop.straws.denim

**GENERAL INFORMATION**

GENERAL INFORMATION  
 VIEWING: By appointment only via the Agents.  
 TENURE: We are advised Freehold  
 SERVICES: We have not checked or tested any of the services or appliances at the property.  
 TAX: Band G  
 FACEBOOK & TWITTER  
 Be sure to follow us on Twitter: @ WWPProps  
<https://www.facebook.com/westwalesproperties/>  
 Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only.  
 Dimensions are approximate. NOT TO SCALE.  
 CFP/REM/08/23 OK



**AERIAL VIEW**

