

**Sold  
STC**



## **Llys Wen, Uplands, Carmarthen SA32 8EA**

**Offers in the region of £450,000**

**Superb 4 Bedroom Detached Family Residence Set In 1 Acre  
Basement Playroom Suitable As Annexe  
Popular Convenient Location 4 Miles From Carmarthen Town  
EER 75**

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**NWT/RO/70902/070119**

## **DESCRIPTION**

A superbly presented 4 bedroom detached family residence. Built to an excellent standard with features including a basement playroom with utility/shower room and store room which would be suitable as an annexe, all having underfloor heating, double glazing and an acre of grounds and garden with a gated entrance, ample parking and with a detached garage. The property is well presented and in good decorative order with viewing highly recommended. The property is 4 miles approximately from the county and market town of Carmarthen which offers excellent shopping facilities with national retailers, junior and secondary schools, bus and rail station and M4 dual carriageway connection. Also being conveniently located for the coastline along Carmarthen bay with Ferryside being 4 miles approximately and the ancient township of Kidwelly with its picturesque castle being 7 miles approximately. A further 2 miles is Pembrey Country Park with its large sandy beach, ski slope, enclosed cycle track, woodland walks and connecting up to All Wales Coastal Path. Burry Port Harbour and 2 Championship Golf Courses are also a further 2 miles from Pembrey.

## **RECEPTION PORCH**

Enter via double glazed door, double glazed full length glazed door to:

## **HALLWAY**

Oak flooring, stairs to first floor, glazed panel door to:

## **LIVING ROOM**

24'5 x 13'1 (7.44m x 3.99m)  
Double glazed window to front, open fireplace with LP gas wood burner style stove inset with stone surround and hearth, wood flooring, double doors to:

## **CONSERVATORY**

12'2 x 9'4 (3.71m x 2.84m)  
Triple aspect to rear overlooking the patio and garden area, oak flooring, double entrance doors.

## **DINING ROOM**

14'5 x 12'4 (4.39m x 3.76m)  
Oak flooring, double glazed window to front.

## **KITCHEN/BREAKFAST ROOM**

19'3 x 12'3 (5.87m x 3.73m)  
Double glazed window to side and rear, range of matching wall, display and base units with granite worktops over, 1½ bowl sink unit

with single drainer and mixer tap, Rangemaster 110 classic cooking range with double oven and grill, 5 ring hob with Rangemaster extractor hood over, American style Rangemaster fridge/freezer, Zanussi fitted dishwasher, wine rack, localised wall tiled, tiled flooring, rear entrance door, inset spot lights, door to:

## **CLOAKROOM**

6'3 x 5'6 (1.91m x 1.68m)  
Wash hand basin, WC, air hand dryer, opaque double glazed window to rear, localised wall tiles.

## **FIRST FLOOR LANDING**

Oak flooring, double glazed window to rear, loft access, door to:

## **BEDROOM ONE**

10'9/12'10 x 17'10 (3.28m x 5.44m)  
Double glazed window to front, range of fitted wardrobes and matching chest of drawers, bed lights, door to:

## **EN-SUITE**

8'2 x 6'4 (2.49m x 1.93m)  
Shower cubicle, WC, wash hand basin, chrome towel radiator, localised wall tiles, tiled flooring.

## **BATHROOM**

12'4 x 7'13'4 (3.76m x 2.13m)  
Panelled bath with mixer tap and shower attachment, shower cubicle, WC, wash hand basin, fitted wardrobe, chrome electric towel radiator, cupboard with pressure tank, localised wall tiles, tiled flooring, inset spot lights, opaque double glazed window to rear.

## **BEDROOM TWO**

10'1 x 9'10 (3.07m x 3.00m)  
Double glazed window to rear.

## **BEDROOM THREE**

14' x 10'1 (4.27m x 3.07m)  
Double glazed window to front.

## **BEDROOM FOUR**

9'1 x 7'6 (2.77m x 2.29m)  
Double glazed window to front.

## **LOWER HALLWAY**

Oak flooring, door to under stairs store cupboard, door to:

## **PLAYROOM**

32'7 x 15'1 (9.93m x 4.60m)  
Double glazed double entrance doors to rear, door to boiler cupboard with oil fired boiler which runs the central heating and hot water system, full sized snooker table available for purchasing under separate negotiation, opaque double glazed high level

window to side, to the rear of this room is a patio area with **HOT TUB** for 4 persons with steps leading to side of property, door to:

## **STORE ROOM**

6'6 x 6' (1.98m x 1.83m)  
Tiled flooring, door to:

## **SHOWER ROOM**

6'6 x 6' (1.98m x 1.83m)  
Shower cubicle, vanity wash hand basin, WC, store cupboard, opaque high level double glazed window to side, localised wall tiles/

## **LAUNDRY/UTILITY ROOM**

12'4 x 11'2 (3.76m x 3.40m)  
Range of base units with worktops over, stainless steel sink unit with single drainer, plumbing for washing machine and tumble dryer, tiled flooring, opaque double glazed high level window to side.

## **STORE ROOM**

18'4 x 13' (5.59m x 3.96m)

## **EXTERNALLY**

Enter via wrought iron gated entrance to a tarmacadam driveway which leads to ample parking and turning area. There are concrete pads suitable for caravan/motorhome storage and a **DETACHED GARAGE 19' x 19'** with electric roller up and over door, side pedestrian access and double glazed window to rear. The plot is of a good size and mainly level being just over an acre approximately with lawned gardens and a large decked (plastic decking) patio area to the rear. There is a level lawned garden beyond to front, sides and rear of the main residence.

## **SERVICES**

We are advised mains water and electricity are connected to the property with private drainage.

## **VIEWING**

By appointment with the selling Agents on 01267 233 111 or e-mail [carmarthen@johnfrancis.co.uk](mailto:carmarthen@johnfrancis.co.uk)

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **FACEBOOK & TWITTER**

Follow us on twitter  
@JohnFrancisCarm or on  
facebook [www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## **TENURE**

We are advised that the property is Freehold

## **GENERAL NOTE**



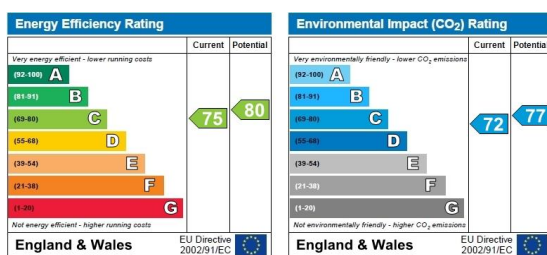
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**John.  
Francis**