

NEW PRICE



Llys Faen, Porthyrhyd, Carmarthen SA32 8PR

Offers in the region of £650,000

Superb Family Residence Set In 4.5 Acres Approximately
5 Bedroom Accommodation With 2 En-Suites

Idyllic Picturesque Location

Popular Location Convenient To Main A48 Connecting To M4
Viewing Recommended

NWT/WJ/64609/210618

DESCRIPTION

A superb family residence is offered set in 4.5 acres approximately of formal grounds, gardens and pony paddock. The property itself offers 5 bedroom accommodation with 2 en-suites, a superb living room with full length windows overlooking its own grounds. The property offers spacious accommodation and could be extended or further accommodation into the integral ground floor double garage (STP). A picturesque setting with landscaped gardens with an abundance of scattered shrubs and flowers, sweeping drive and electric gate to entrance, ornamental pond currently having Canadian Geese and pony paddock to side, ample parking and integral garage. The property offers further potential or equally be enjoyed as it is as a superb family residence with internal viewing highly recommended.

SITUATED

Situated less than a mile from the rural village of Porthyrhyd which offers shop and public houses, in a further 0.5 mile is the National Botanical Gardens of Wales and also connection to the main A48 giving easy access to Carmarthen, Cross Hands, Swansea and Cardiff being within an hours drive. Carmarthen town offers excellent shopping facilities with national retailers, junior and secondary schools, bus and rail station with Cross Hands having primary and secondary school is 5 miles approximately with further shopping facilities.

RECEPTION HALLWAY

14'5 x 10'3 (4.39m x 3.12m)
Entered via double glazed door, double doors to store cupboard, double doors to;

LIVING ROOM

18'4/20'2 x 15'6 (5.59m x 4.72m)
Full length glazed window to front with patio sliding doors overlooking most of its own grounds, double glazed window to side, side ¾ length glazed windows, multi fuel burner with brick surround on slate hearth, radiator, vaulted beamed ceiling, opening to;

DINING ROOM

14'3 x 13'5 (4.34m x 4.09m)
Double glazed window to side, double doors back to hallway and radiator.

KITCHEN/BREAKFAST ROOM

21'3 x 13'3/9'9 (6.48m x 4.04m)
Fitted with a range of base units with worktop over and matching wall units, electric oven and grill, 4 ring hob and extractor fan over, fitted dishwasher and fridge, patio doors to side, tiled floor, 2 double glazed windows to rear, radiator, door to;

UTILITY

9'9 x 8'6 (2.97m x 2.59m)
Rear door, double glazed window to rear, plumbing for washing machine, oil fired boiler servicing the domestic hot water and central heating system.

INNER HALLWAY

Stairs to ground floor, access to mostly boarded loft via pull down ladder, radiator, door to airing cupboard with pressurised tank system, doors to;

SITTING/BEDROOM

11'7 x 7'3/8'7 (3.53m x 2.21m)
Double glazed window to front, radiator.

OFFICE/BEDROOM 4

11'7 x 8'2 (3.53m x 2.49m)
Double glazed window to front, radiator.

BEDROOM 3

11'7 x 10'4 (3.53m x 3.15m)
Double glazed window to front, radiator.

MASTER BEDROOM 1

18'2 x 12'8 (5.54m x 3.86m)
Two patio doors to front leading out to veranda with glass border to fully enjoy the views of the grounds, double glazed window to side, fitted wardrobe with mirrored frontage.

EN-SUITE SHOWER ROOM

9'3 x 5'7 (2.82m x 1.70m)
Shower cubicle, WC, pedestal wash hand basin, tiled walls, radiator, opaque double glazed window to side.

BEDROOM 2

13'2/15'6 x 10'1 (4.01m x 3.07m)
Double door fitted wardrobe, double glazed window to side, radiator.

BATHROOM

9'9 x 7'2 (2.97m x 2.18m)
Panel bath with mixer tap attachment, WC, pedestal wash hand basin, shower cubicle, opaque double glazed window to rear, localised wall tiles, radiator.

BEDROOM 5

12'3 x 9'10 (3.73m x 3.00m)
Double glazed window to rear, radiator.

EN-SUITE SHOWER ROOM

WC, pedestal wash hand basin, shower cubicle, radiator, localised wall tiles, opaque double glazed window to rear. Entrance door back to main hallway.

STORE ROOM (L SHAPED)

9'9 x 9'4/15'5 (2.97m x 2.84m)
Double glazed window to side, door.

STORE ROOM

Situated off the garage.

DOUBLE GARAGE

20'6 x 17'2 (6.25m x 5.23m)

Two up and over doors, 2 double glazed window to side, door to large storage room which is situated below the main dwelling and which may be suitable to extend into subject to the necessary building regulations and planning consent.

GROUNDS & LAND

The land amounts to 4.35 acres approximately. The grounds with formal lawns with landscaped areas with an abundance of scattered shrubs and flowers, two ponds are situated to the lower end of the grounds with an abundance of wildlife visiting the pond and currently some Canadian Geese. Raised pond. A pony paddock gently sloping with water supply and separate lane access to the rear of the property. Ample grounds with the possibility of a stable block or workshop subject to the necessary planning consent. A superb picturesque location with mature hedge line and trees with viewing highly recommended to fully appreciate what the property has to offer.

VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail 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

TENURE

We are advised that the property is Freehold

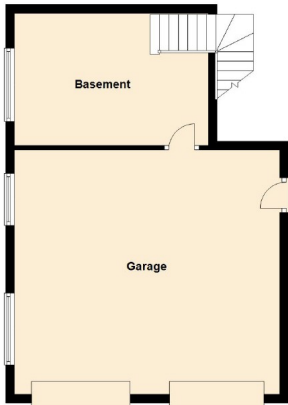
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

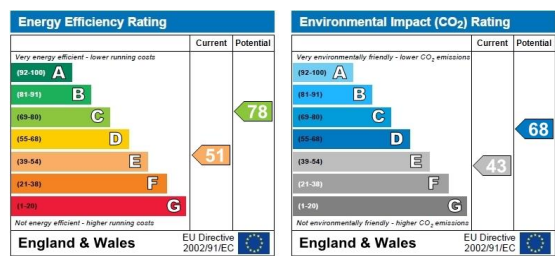
From Carmarthen take the A48 east signposted for Swansea and travel for approximately 6 miles and turn left signposted for the National Botanical Gardens-Porthyrhyd. Continue on down to the roundabout and take the third exit off, continue into the village of Porthyrhyd and just before the T junction turn left signposted for Foelgastell. Pass the village hall, continue on for approximately 100yds and turn left, continue on this road for a short distance whereby the property will be located on the right hand side.

Basement
Approx. 48.6 sq. metres (523.6 sq. feet)



Ground Floor
Approx. 227.7 sq. metres (2450.7 sq. feet)

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**John.
Francis**