

Sold  
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## **The Nolands, Llansteffan, Carmarthen SA33 5JZ**

**Offers in the region of £350,000**

**3 Bedroom House Plus 2 Bedroom Annexe  
Former Bakery To Basement**

**Workshop With Potential For Additional Annexe (stp)**

**Coastal Village Location, Walking Distance To Beach And Castle  
Grade II Listed No Onward Chain**

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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CR/RO/73435/160120

## DESCRIPTION

Situated in the centre of the pretty coastal village of Llansteffan, The Nolands a Grade II listed property consists of a 3 bed house with a 2 bed annexe and a former bakery. Although in need of some modernisation, there is great potential with a large garden and a workshop with potential to convert to another annexe (subject to planning). Retaining much character and charm with sash windows, there is oil central heating to main residence with electric heating in the annexe. Viewing is highly recommended to appreciate.

The village of Llansteffan offers day to day amenities, primary schooling and public house. The market town of Carmarthen is 7 miles away and provides secondary schooling, national retailers and bus and rail connections.

## ENTRANCE HALL

Enter via entrance door, sash window to front, cloak cupboard, door to living room, opening to:

## SITTING ROOM

14'6 x 12'9 (4.42m x 3.89m)  
External door to rear, stairs to first floor, radiator.

## LIVING ROOM

16'10 x 12'7 (5.13m x 3.84m)  
Sash windows to front and rear, feature fireplace, 2 radiators, door to:

## KITCHEN/DINING AREA

21'6/9'5 x 11'1/6'3 (6.55m x 3.38m)  
Windows to front and side, fitted with matching wall, drawer, 1½ bowl stainless steel sink with drainer and mixer tap, display and base units, integrated electric double oven with 4 ring electric hob and extractor over, localised wall tiles, tiled flooring, 2 radiators, door to:

## REAR PORCH

6'9 x 5'7 (2.06m x 1.70m)  
Windows to side and rear overlooking garden with estuary views beyond, external door to side, tiled flooring, radiator.

## FIRST FLOOR LANDING

Two sash windows to front, cloak cupboard, loft access, doors to:

## BEDROOM ONE

13'7/9'11 x 12'3/5'2 (4.14m x 3.73m)  
Double glazed window to rear, radiator.

## BEDROOM TWO

12'3 x 10'6 (3.73m x 3.20m)  
Double glazed window to rear, radiator, fitted wardrobes.

## BATHROOM

7'9/6'5 x 6'5/3'4 (2.36m x 1.96m)  
Window to rear, corner bath with shower over, low level WC, wash hand basin, localised wall tiles, radiator.

## BEDROOM THREE

11'1 x 9'5 (3.38m x 2.87m)  
Sash windows to front, double glazed window to side, radiator, built-in cupboard.

## THE ANNEXE

## NEW ROOM

## PORCH

Built-in cupboard, door to:

## KITCHEN/DINING ROOM

11'11 x 9'4 (3.63m x 2.84m)  
Sash window to front, range of matching wall and base units with worktops over, 1½ bowl sink with drainer and mixer tap, integrated electric oven with 4 ring hob and extractor over, space for fridge/freezer, space and plumbing for washing machine, electric heater, opening to:

## HALLWAY

Under stairs storage cupboard, door to:

## LIVING ROOM

15'2 x 10'6 (4.62m x 3.20m)  
Doors to rear, cupboard built-in to alcoves housing hot water cylinder, feature fireplace, electric heater, door to:

## REAR HALL

Stairs to first floor, door to:

## BATHROOM

10'8 x 6'1 (3.25m x 1.85m)  
Double glazed obscure glass window to rear, panelled bath with shower over, wash hand basin, low level WC, night storage heater, localised wall tiles, tiled flooring.

## FIRST FLOOR LANDING

Loft access, electric heater, doors to:

## BEDROOM ONE

15'6 x 9'5 (4.72m x 2.87m)  
Sash windows to front and side, feature fireplace, electric heater.

## BEDROOM TWO

15'3 x 11'9 (4.65m x 3.58m)  
Double glazed window to rear, built-in cupboard, electric heater.

## EXTERNALLY

There is gated access to the side with hard standing, oil tank and **OUTBUILDING 19'9 x 8'5** with window to front and rear, wash hand basin, WC, radiator, stairs to first floor with double glazed window to rear and Worcester oil fired boiler, being possibly suitable for another annexe subject to planning permission. The garden is mainly laid to lawn with patio seating area and is of a good size with mature plants and shrubs. Below the annexe there is a basement which was formerly used as a bakery, this is accessed via the rear garden and side of the property with 5 rooms, kitchens and storage rooms.

## SERVICES

We are advised mains water, electricity and drainage are connected to the property with oil fired central heating.

## 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

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

Travel out of Carmarthen on the B4317. Proceed through Johnstown passing the Queen Elizabeth High School and public leisure centre on the left-hand side and continue on through Llangain to the village of Llansteffan. On entering the village, pass the entrance to the beach and the property will be found just after the shop on the left-hand side.



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# The Nolands, Llansteffan, Carmarthen SA33 5JZ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	
			83
			40

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	
			64
			21

**John.  
Francis**