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## **Golygfa Llanllwni, Pencader, Carmarthenshire, SA39 9EA**

**Asking Price £450,000**

Nestled in the charming village of Llanllwni is this highly desirable 4 acre (available with less acreage if required) village Smallholding with immaculate grounds, far reaching unspoilt views & flexible accommodation. The spacious up to 4 bedroom Bungalow benefits from oil central heating, is uPVC double glazed throughout & also offers two reception rooms & study/hobby room space. On the exterior, the presence of a polytunnel & easily accessible land opens up possibilities for growing your own produce or indulging in gardening hobbies, ideal for nature lovers or those with green fingers. The newly built summerhouse is a welcome addition, along with the detached former workshop which is now insulated and used as a separate office. Being close to everyday amenities, this property strikes the perfect balance between rural living and accessibility. Don't miss out on the chance to own a piece of countryside paradise in this picturesque setting.

## Location



Conveniently situated in a popular village overlooking the Teifi valley being an attractive area with walks along picturesque country lanes and also on the edge of the Llanllwni mountains and the Brechfa Forest for country pursuits. The property is a short walking distance from a regular bus route & the village offers primary schooling, shop, public house, building merchants & other business and the property is close to Llanbydder, Llandysul and Lampeter whilst only being a 20 minute drive form Carmarthen the main service and employment centre in the area.

## Description



The accommodation is made up of a spacious detached bungalow providing up to 4 bedrooms & 2 reception rooms, all with the benefit of uPVC double glazing & oil central heating. The property enjoys a commanding position with open & far reaching views over the unspoilt Teifi Valley & would make an ideal family or retirement property with plenty of space for hobbies & activities.

## Front Entrance Porch

with front entrance door to -

## Reception Hallway

11'1" x 4'8" (3.38m x 1.42m)



with radiator, door to -

## Sitting Room

14'2" x 8'9" (4.32m x 2.67m)



with radiator

### Kitchen / Diner

14'2" x 12' (4.32m x 3.66m)



The part tiled kitchen enjoys lovely unspoilt views over the Teifi Valley and beyond & benefits from a good range of base & wall units, plumbing for dishwasher, electric hob, single electric oven & radiator. Door to -

### Utility Room

9'7" x 8' (2.92m x 2.44m)



with single drainer sink h/c, plumbing for automatic washing machine, space for tumble dryer, tiled floor, door to grounds at rear & to -

### WC

with wash hand basin

### Bedroom / Playroom

18'9" x 7'2" (5.72m x 2.18m)



with 'Firebird' oil boiler, sliding doors to grounds at front, access to loft (part boarded)

### Inner Hallway

26'5" x 3'2" (8.05m x 0.97m)



with access to loft (part boarded), doors to -

## Living Room

16'9" x 11'8" (5.11m x 3.56m)



with sliding patio doors to grounds at rear & tiled fireplace

## Bedroom 1

11'2" x 7'9" (to wardrobe) (3.40m x 2.36m (to wardrobe))



with high quality bespoke fitted wardrobes, radiator

## Shower Room

10'6" x 6'8" (3.20m x 2.03m)



A spacious suite being part tiled with electric 'Mira' shower, WC, wash hand basin towel rail, electric heater & toiletries cupboard.

## Airing Cupboard

with immersion heater & shelving

## Bedroom 2

11'2" x 8' (3.40m x 2.44m)



Lovely countryside views & with high quality bespoke fitted wardrobes, radiator

## Principle Bedroom

11'9" x 10'7" (3.58m x 3.23m)



Lovely countryside views, high quality bespoke fitted wardrobes, radiator & with the benefit of -

## En-Suite



being part tiled with electric shower, wash hand basin, WC, heater

## Externally



The property benefits from attractive & immaculately kept grounds with a raised decking area to the rear, part low maintenance artificial turf, raised plant beds, patio & gravel

areas & garden shed with partial panelled fencing & several seating areas to enjoy the envious far reaching views seen from the property. To the front there is an attractive stone walled boundary with tarmac driveway having ample parking & turning space, further raised beds, shrubbery & well kept gravelled areas.

## Detached Hobby Room

15'2" x 7'3" (4.62m x 2.21m)



A flexible multi-purpose space, formerly a garage, now insulated with electricity connected, entered through front sliding door or door to rear.

## Further Grounds



## Polytunnel



with concrete floor



## Garden Shed



with covered seating area

## Storage Unit



## Summerhouse



with part electricity connected.

## The Land



Extending to approx 4 acres of good quality pasture benefitting from mature hedgerows & being suitable for grazing or cropping with convenient roadside access or indeed through the grounds of the property.

## Services

We are informed by the vendor that the property is connected to mains water, electricity & private drainage, oil fired C/H.

## Council Tax Band 'E'

We understand the property is in council tax band 'E'.

## Directions

What3Words: comet clotting binder

From Pentop at Llanllwni take the mountain road, proceed for approximately 0.5 a mile and the property can be found on your left hand side as identified by the Evans Bros for sale board thereon.

## Floor Plan

Approx. 132.2 sq. metres (1423.2 sq. feet)



Total area: approx. 132.2 sq. metres (1423.2 sq. feet)

For illustration purposes only, floor-plan not to scale and measurements are approximate.  
Plan produced using PlanUp.

## Golygfa , Llanllwni, Pencader



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>78</b>
	<b>54</b>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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