



Bryn Eglur Carmarthen  
Road  
Llanybydder  
**£590,000**

- Prestigious, 4 Bed, Split-Level Property
- Glorious views
- Sauna, Jacuzzi and Wet Room
- Integral Garage
- Private South Facing Paddock
- Electric Gated Entrance
- Luxury Living
- Feature balcony
- 2.5 Acres of Land
- No expense spared



A truly magnificent, luxurious home with no expense spared throughout, complimented by 2.5 acres of land to the rear and a glorious view of the open countryside to the front. This gem of a property comes fully equipped with an indoor jacuzzi, sauna room, balcony, high end electric gates and integral garage. Conveniently set on the outskirts of the popular market town of Llanybydder whilst also being some 15 miles from the administrative centre of Carmarthen to the South.

LOCATION

The property sits in a commanding position, enjoying vast open countryside views to the front, conveniently located within walking distance from the Market Town of Llanybydder which provides a good range of everyday facilities and amenities including Primary School, Doctors Surgery, a popular bakery, off license shops etc. The property is only some 5 miles from the University and Market Town of Lampeter and is 17 miles North of Carmarthen which provides good access to the M4, along with rail transport and further services.

ACCOMMODATION

(Dimensions approximate)

All principal rooms have adequate power points and central heating radiators.

The property benefits from high quality materials, fixtures and fittings including limestone tiled flooring, oak flooring, oak doors, custom made oak staircase by renowned local carpenter, spacious double Bedrooms (3 en-suite), attractive oak Kitchen with granite work surfaces overlooking the rear Garden and Paddock.

GENERAL

The property is supported by a Beam central vacuum system where you can pop in your connection hose and all dust and debris are taken down to the Garage holding tank. The property is accessed via a stone wall and railings leading into the electric gates with its winding drive leading up to the front and side of the property and to the adjoining Paddock. The property has recently been redecorated and benefits from a new roof.

LOWER GROUND FLOOR

Main Entrance

via Lower Ground Floor leading to -

Reception Hallway

15'2" x 12'9" (4.62m x 3.89m)

double uPVC leaded glass panel doors to front, side sash windows, feature custom made oak staircase, door leading to -

Ground Floor Bedroom 1

17'3" x 9'7" (5.26m x 2.92m)

Double Bedroom suite comprising of a large Bedroom with sash window to front, radiator, multiple sockets, TV point.

Walk-in Wardrobe

6'5" x 4'3" (1.96m x 1.30m)

radiator, shelving and poles

En-Suite

Luxury en-suite with 5'5" tiled shower unit with waterfall head, panelled bath with shower over, single wash hand basin, WC, 2 x radiator, tiled flooring and walls, spotlights to ceiling, heated towel rail, connecting door back into Reception Hallway.

Utility Room

10'5" x 8'2" (3.18m x 2.49m)

large Utility Room accessed from Reception Hallway with a good range of base and wall units, tiled flooring, stainless steel sink and drainer with mixer tap, washing machine connection point.

Integral Garage

18'3" x 24'6" (5.56m x 7.47m)

with double stainless steel up and over doors to front, tiled flooring, side windows, housing a Firebird system 120 oil boiler, multiple sockets, radiator, Beam serenity vacuum system.

Rear Storage Room

6'0" x 15'5" (1.83m x 4.70m)

radiator, multiple power outlets, tiled flooring

Cupboard

housing hot water cylinder and heating control system

GROUND FLOOR

Living Room

24'2" x 25'5" (7.37m x 7.75m)

being 'L' shaped and a grand entertainment space with dual aspect windows and doors overlooking the adjoining Teifi valley countryside and accessing the stone balcony. With oak flooring, double doors to front, sash windows enjoying countryside views, marble fireplace and surround with gas fire, 3 x radiators, double doors to Garden, multiple sockets, TV point. Double glass doors access to -



### Kitchen

14'6" x 11'4" (4.42m x 3.45m)

Custom made oak kitchen range with high quality base and wall units, granite worktop and drainer, stainless steel sink with mixer tap, oil Rayburn for cooking (can be adapted into an electric system), NEFF integrated oven and grill, inductions hobs with extractor over, rear bay window with inserted kitchen units overlooking rear Garden with fitted NEFF dishwasher, integrated fridge/freezer, tiled splashback, spotlights to ceiling.

### Rear Hallway

18'5" x 5'8" (5.61m x 1.73m)

accessed via uPVC glass panel door from rear courtyard, oak flooring, radiator, custom made staircase to First Floor and double glass doors access back into the Lounge.

### Side Conservatory

17'2" x 14'5" (5.23m x 4.39m)

accessed from Lounge into a well constructed Sun Room with windows to all sides enjoying views over the adjoining countryside and Paddock, slate flooring, double doors to Garden and balcony area, multiple sockets, TV point, glass doors into -

### Jacuzzi Room

6'6" x 10'2" (1.98m x 3.10m)

slate flooring, 4 persons hot tub, side window, double external doors to rear courtyard, multiple power outlets

### Sauna Room

Lagerholm Finn Sauna, a 4 person Sauna facility with tiled flooring

### Wet Room

6'2" x 10'4" (1.88m x 3.15m)

with corner 6' walk-in shower, WC, single wash hand basin, high level window, airing cupboard.

### Master Bedroom

11'10" x 18'8" (3.61m x 5.69m)

located at the front of the property, a luxurious double Bedroom suite which overlooks the adjoining countryside and Teifi valley with side door to balcony, fitted cupboards and chest of drawers, multiple power outlets.

### En-Suite

with 1200mm wide enclosed tiled shower unit, heated towel rail, WC, single wash hand basin and vanity unit, tiled flooring, spotlights to ceiling.

### Rear Bedroom 3

11'6" x 12'2" (3.51m x 3.71m)

Double Bedroom with a range of fitted wardrobes and bedside cabinets, multiple power outlets, TV point, BT point, window overlooking rear courtyard, wall lights.

### En-Suite

6'4" x 6'4" (1.93m x 1.93m)

panelled bath with shower over, single wash hand basin on vanity unit, tiled flooring, side windows, heated towel rail, fully tiled walls

### FIRST FLOOR

#### Bedroom 4

17'1" x 15'3" (5.21m x 4.65m)

large Double Bedroom with picture dormer window to front enjoying views over the Teifi valley, multiple power outlets, radiator, Velux rooflight to rear allowing excellent natural light and views over the Paddock

### Externally

The property is approached through a private electric gated entrance, up a winding lane with mature lawn and prestigious grounds surrounding you. There is plenty of parking and turning space to the front and rear of the property with rear tarmac forecourt as you can continue up the lane which provides a separate access to the 2.5 acre Paddock, bordered by a raised gravelled patio area, providing complete privacy from any adjoining properties. There are stone steps to the side of the property leading again up to the patio area which also leads to the feature balcony from which you can take in the breathtaking countryside views over the Teifi Valley that the property benefits from.

### Side Storage Room

8'0" x 6'9" (2.44m x 2.06m)

accessed to the side of the Jacuzzi and Wet Room with tiled flooring and sink and drainer unit with door through to the oil storage tank room.

### The Land

To the rear of the property is a fully enclosed, gently rising paddock extending to some 2.5 acres, complimented by new stock proof fencing, mature trees and hedgerows to all boundaries.

### Services

We are informed that the property benefits from mains water, electricity and drainage. Oil central heating system. High quality uPVC sash windows throughout.

### Council Tax

We understand the property is in Council Tax Band G with the amount payable for the 2022 / 2023 financial year being £3181.





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



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