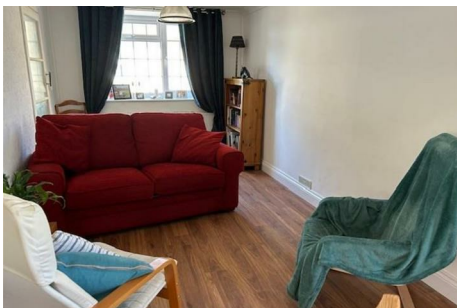


Terry Thomas & Co

ESTATE AGENTS



Green Vale

Llanpumsaint, Carmarthen, SA33 6BY

Nestled in the charming village of Llanpumsaint, this delightful detached house offers a perfect blend of comfort and convenience. With three spacious double bedrooms and two well-appointed bathrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining. Set within approximately 0.18 acres of level gardens, the house features a generous garden plot to the side, perfect for outdoor activities or simply enjoying the serene surroundings. A large detached garage and workshop add to the appeal, offering excellent storage or workspace options.

The location is truly picturesque, situated in the heart of Llanpumsaint, which lies within the stunning Gwili River valley. Just seven miles north of Carmarthen, residents can enjoy the tranquillity of village life while still having easy access to the amenities of the county town.

This home is equipped with oil-fired central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year. Additionally, the property benefits from 4kw of solar panelling, contributing to a more sustainable lifestyle. With parking available for up to three vehicles, this property is not only practical but also a wonderful opportunity to embrace the beauty of rural living. Whether you are looking for a family home or a peaceful retreat, this house in Llanpumsaint is sure to impress.

Offers in the region of £345,000

Green Vale

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Entrance hall

uPVC double glazed door leading in to hallway with stripped and waxed staircase leading to the first floor. Double panelled radiator. Glazed door leading in to

Lounge

14'0" x 12'3" (4.29 x 3.74)

Skimmed and coved ceiling. Feature fireplace with a wood burner stove on a Slate Hearth, uPVC double glazing window to fore with Georgian bar effect. Feature black radiator thermostatically controlled. Medium Oak Luvanto flooring (with 25 year warranty)

Sitting Room/Dining Room

23'11" x 9'8" (7.3 x 2.97)

uPVC double glazed window with Georgian bar effect to the fore. Two double panelled radiators. Medium Oak Luvanto flooring (with 25 year warranty) uPVC double glazed patio doors leading out to the rear garden. Open way leading through to the

Kitchen/Breakfast Room

11'10" x 9'3" (3.63 x 2.84)

A range of fitted base and eye level units with a cream door and drawer fronts and a gloss finish granite effect work surface over the base unit incorporating a stainless-steel sink. Plumbing for Dishwasher. A four ring LP Gas hob, Stainless Steel chimney style extractor fan over. Bosch fan assisted oven grill. Slate effect Luvanto flooring (with 25 year warranty)

Rear Hallway

Shower Room/WC

6'4" x 8'11" (1.95 x 2.72)

Low level WC, Pedestal wash handbasin pyramid Edwardian style and a Shower enclosure with a Mira electric shower with a rain shower head and body wash fitment. Chrome towel radiator, thermostatically controlled. Ceramic tiled floor. Floor to ceiling tiled walls.

Utility

8'2" x 9'4" into passage (2.49 x 2.87m into passage) Plumbing for Washing machine. Power and lighting. External light.

First floor

Part Galleried Landing

Part Galleried landing doors to all bedrooms and Family bathroom. With original stained and waxed floorboards. Double panelled radiator, thermostatically controlled. uPVC double glazed window to the fore.

Rear Bedroom 1

11'10" x 9'11" (3.63 x 3.03)

Exposed stained and waxed floorboards. Double aspect uPVC double glazed windows to side and rear, panelled radiator with grills, thermostatically controlled, skimmed ceilings.

Bathroom

Heritage four-piece suite in white incorporating a Bidet, Low level WC, wash hand basin fitted within the vanity unit with medium grey colour door fronts. Rolled top bath, ball in claw feet, Victorian style chrome mixer shower/tap fitment over. Victorian style chrome framed rolled top towel radiator. uPVC double glazed window to the side. Stripped, stained and waxed floorboards. Extractor and downlighting.

Master Bedroom 2

13'11" x 9'6" (4.26 x 2.91)

uPVC Double Glazed window to fore. Exposed stained and waxed floorboards. Panelled radiator with grills, thermostatically controlled. Skimmed ceilings.

Front Bedroom 3

14'1" x 8'11" (4.30 x 2.73)

Exposed stained and waxed floorboards. Panelled radiator with grills, thermostatically controlled. Skimmed ceilings. uPVC double glazed window to the fore.

Externally

An Attractive Detached House of Traditional Stone construction, extended to the rear in more recent times of traditional cavity construction. There is a concreted forecourt with dwarf masonry walls with cast iron railings over and gated access. To the right of the property is a concreted driveway which leads to the detached garage to rear. There is an extensive large garden to the left of the property measuring approx. 70ft x 100ft maximum. At lower level to the garden is a stream. To the rear of the property is a 'Worcester' Oil fired combination boiler which serve the central heating system and heats the domestic water. The property has the benefit of 4kw of Solar panelling.

Garage

(28'7" x 15'4") ((8.72m) x (4.68m))

Detached masonry built under a pitched roof with inspection pit. Window to rear. Power and lighting. Electric roller shutter door to fore.

Outbuildings

LEAN-TO STORES

(2.47m) x (2.48m)

Tap fitment. Door to rear.

OUTSIDE WC

Low level WC. Quarry tiled floor and a wall mounted wash hand basin.

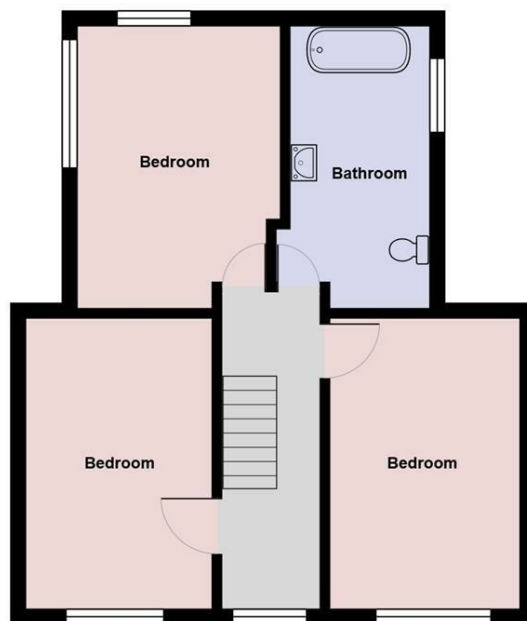
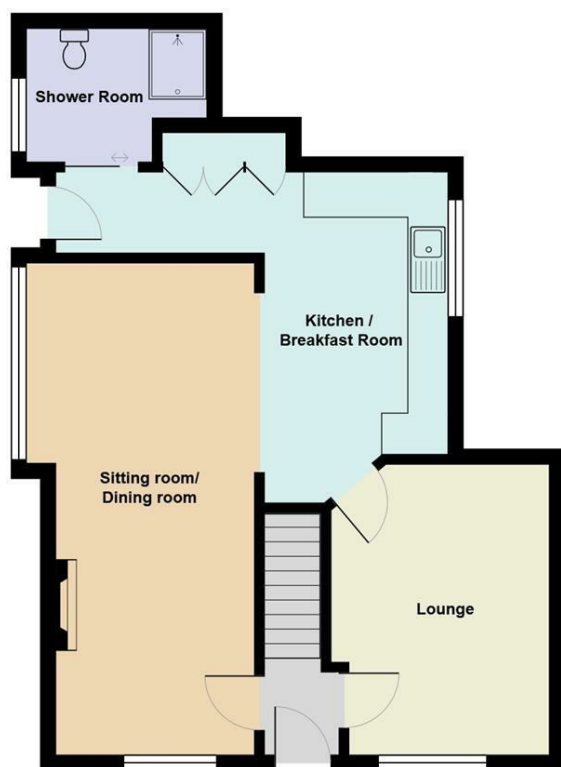
POTTING SHED

(2.49m) x (2.41m)





Floor Plan



Type: House
Tenure: Freehold
Council Tax Band: E

Services: Mains Electricity, 4kw of Solar panelling, Water, Private Drainage and Oil.
Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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