

Terry Thomas & Co

ESTATE AGENTS



Eithinman

Llangynog, Carmarthen, SA33 5HU

Situated in a beautiful setting this property stands within 12 acres of land and has many uses and adaptabilities.

Nestled in the village of Llangynog, Carmarthen, this delightful detached bungalow presents an exceptional opportunity for those seeking a serene lifestyle amidst the breathtaking Welsh countryside. The property features three spacious reception rooms, providing ample space for relaxation and entertainment, alongside three well-appointed bedrooms that promise comfort and tranquillity.

The bungalow is designed with a thoughtful layout that maximises natural light, creating a warm and inviting atmosphere throughout. The single bathroom is conveniently located, ensuring ease of access for all residents. This charming home is perfect for families or individuals who appreciate the balance of rural living with the convenience of nearby amenities.

Llangynog is renowned for its friendly community and stunning scenery, making it an ideal location for leisurely walks and outdoor pursuits. The surrounding area is steeped in history and culture, offering numerous opportunities for exploration. Moreover, with Carmarthen town just a short drive away, residents can easily access a variety of shops, restaurants, and essential services.

Offers in the region of £600,000

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Entrance

Open storm porch with a uPVC double glazed entrance door encapsulating a stain glass daffodil motif and a uPVC panelled window to side leading through to the hallway.

Hallway

Single panel radiator doors leading through to lounge and kitchen/dining room. Inner hallway with double airing cupboard with a pre-lagged copper hot water cylinder fitted with immersion, further inner hallway with access to loft space, single panel radiator, doors to all bedrooms and family bathroom.

Lounge

15'7" x 12'11" (4.75m x 3.94m)
Double aspect room with windows to front and side having an extensive rural outlook. Feature fireplace with attractive pointed exposed stone chimney breast and open fire inset and marble hearth matching marble tv stand to side. Double panel radiator.

Kitchen/dining room

14'7" x 12'0" (4.45m x 3.66m)
Range of fitted base and eye level units with light Oak finished door and drawer fronts and a marbleised effect worksurface over the base unit, incorporating a stainless-steel sink. Electric oven/grill and 4 ring Hotpoint halogen hob with an extractor over. Oil fired Rayburn Royal cooker range having warming plate and oven. The Rayburn serves to also heat the hot water. Ceramic tiled floors, tiled walls between the base and eye level units with fruit and vegetable patterned inserts, double panelled radiator, door leading through to the sun lounge and door through to utility room. Large uPVC double glazed picture window to rear with extensive views over the surrounding countryside toward the Preseli Mountains.

Sun lounge/sitting room

11'6" x 12'0" (3.53m x 3.67m)
Double panel radiator uPVC double glazed window to side with extensive rural views over the rolling countryside. uPVC double glazed patio doors leading through to the conservatory.

Conservatory

10'2" x 8'10" (3.11m x 2.71m)
Triple aspect room with uPVC double glazed windows to three sides over a dwarf cavity-built walls and under a polycarbonate roof, electric power, extensive panoramic views over the

countryside as far reaching to the Preseli Mountains, uPVC double glazed door leading out the rear paved patio area and courtyard in turn.

Utility room

max 10'7" x max 8'5" (max 3.23m x max 2.57m)
Ceramic tiled floor, plumbing for washing machine, space for fridge freezer, single panel radiator, Trianco oil fired boiler which serves the central heating system. uPVC double glazed door leading to the rear storm porch, paved patio area and courtyard in turn. Door to....

Cloakroom/WC

Low level WC and a wall mounted wash hand basin, part tiled walls with pattern inserts, uPVC double glazed window to rear and ceramic tiled floor.

Front bedroom 1

9'9" x 11'7" extending to 14'6" into passage (2.98m x 3.55m extending to 4.44m into passage)
uPVC double glazed window to fore and single panel radiator.

Front bedroom 2

max 13'11" x 9'8" extending to 14'6" into passage (max 4.25m x 2.96m extending to 4.44m into passage)
uPVC double glazed window to fore and single panel radiator and built in double wardrobe.

Rear bedroom 3

max 12'0" x 10'7" (max 3.66m x 3.25m)
uPVC double glazed window to the rear with panoramic views over the rolling countryside, single panel radiator and a built-in single wardrobe and built in single clothes cupboard.

Bathroom/shower room/WC

7'11" x 10'0" narrowing to 7'0" (2.43m x 3.07 narrowing to 2.15m)
4-piece suite pedestal wash hand basin, low level WC, panel bath and a shower enclosure with mixer shower fitment, floor to ceiling tiled walls with floral panel inserts, single panel radiator and uPVC double glazed window to the side.

Externally

To the front of the property is a lawned garden with some mature shrubbery and foliage, intersected by a concreted pathway which leads up to the entrance door. Pathways to all sides of the

property. Rear courtyard which has in turn a galvanised gated access leading out to the land. 12 acres of land with various 5 bar gated accesses some of steel frame some of timber frame. Generally, a good standard of stock proof fencing.

Steel framed Dutch barn

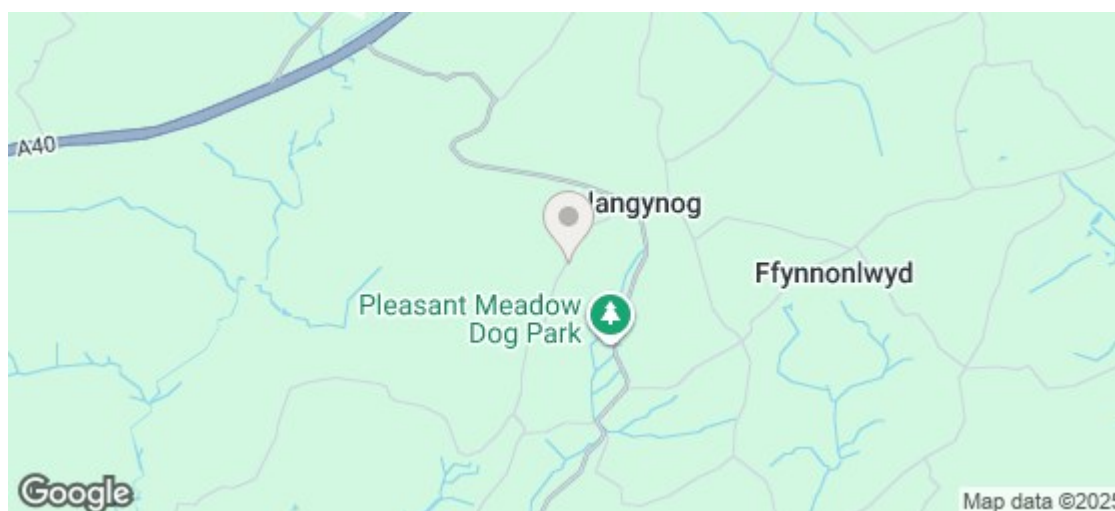
59'1" x 25'9" extending to 29'2" (18.02m x 7.86m extending to 8.91m)

Steel framed Dutch barn in part of masonry block overall incorporating the lean to overall measuring 18.02m x 7.86m extending to 8.91m, ceiling height 4.94m.

More modern constructed steel framed building has a box profile sheeted cladding and pitched roof in box profile sheeting 3.11m steel entrance door, steel framed pedestrian door to rear and a further steel framed pedestrian door to fore. Power and lighting and a concreted hardstanding throughout, ceiling height max 3.93m.

Masonry built former milking parlour

17'5" x 34'4" (5.31m x 10.47m)
Currently used as a garage/stores in part of traditional stone construction and in addition masonry construction under pitched corrugated roof, roller double door entrance to fore and further rolling door to fore and side and steel casement windows to side. Power and lighting.





Floor Plan



Type: Bungalow - Detached

Tenure: Freehold

Council Tax Band: E

Services: Mains Electricity, Water and Private Drainage

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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