

**Llansteffan
Carmarthen
Carmarthenshire.**

Offers In Region Of **£275,000**



- Charming 2 Bedroom Period Cottage
- Popular Coastal Village Of Llansteffan
- Sea Views Enjoyed From Garden
- Well Presented & Character Features
- Pitch Pine Flooring & Fireplaces And Woodburners
- Easy Walking Distance To Beach & Historic Castle
- 2 Reception Rooms & Large Kitchen/Diner
- Good Sized Well Stocked Garden To Relax & Enjoy
- No Onward Chain & Viewing Recommended
- Only 8 Miles Carmarthen



General Description

A charming terraced 2 bed cottage located within the popular estuary village of Llansteffan being within easy walking distance to the lovely beach, historic castle, restaurant and public house. The property offers quaint and well presented accommodation with lovely character features including 2 reception rooms and large kitchen/diner. Outside there are well stocked mature gardens leading up to decking area ideal for relaxation and to enjoy beautiful sea views beyond.

EPC Rating: E41

Llansteffan, Carmarthen, Carmarthenshire.

Property Description

** VIEWING RECOMMENDED WITH NO ONWARD CHAIN
** - A character mid terraced period cottage of considerable appeal conveniently located within this popular coastal village of Llansteffan with lovely beach walks and the historic castle. The accommodation is in very good condition throughout with character features including timber flooring, fireplaces with wood burner stoves, timber internal doors etc and provides Entrance Hall, 2 Reception Rooms, downstairs Bathroom, first floor provides 2 Bedrooms and Separate WC. Outside there is a railed front garden with good sized rear garden being well stocked and mature with patio/decking areas to relax and enjoy the lovely sea views beyond, with on road car parking.

General

The property which occupies a mid terraced position is of traditional construction lying under a slated roof with lpg fired central heating and partial double glazed windows with secondary glazing. The well presented character accommodation provides as follows:

Entrance Hall

Stairs to first floor, timber flooring, doors to:

Living Room (13' 04" x 9' 06") or (4.06m x 2.90m)

Large sash window to front, timber flooring, radiator, beamed ceiling, part panelled walling, fireplace with stone hearth with wood burner stove, wall lighting.

Sitting Room (14' 02" x 9' 11") or (4.32m x 3.02m)

Sash window to front with window seat, radiator, timber fireplace with slab hearth incorporating a wood burner stove, timber flooring, built in alcove cupboard, alcove shelving, beamed ceiling, built in under stair cupboard, access through to:

Kitchen/Dining Area (18' 01" x 11' 02"Max Max) or (5.51m x 3.40m Max)

Range of fitted base cupboards with fitted work tops, double bowl sink unit with mixer tap, Worcester gas fired boiler, tiled flooring, window to rear, plumbing for washing machine, radiator, stable type rear exterior door, door to:

Modern suite comprising roller top slipper bath with wall mounted mixer tap, wash hand basin, WC, part tongue and groove panelled walling, window to rear, extractor fan, tiled flooring, radiator.

First Floor Landing

Access to loft space, doors to:

Bedroom 1 (14' 03" x 8' 11") or (4.34m x 2.72m)

Solid timber flooring, built in cupboards, window to front, radiator, feature fireplace with grate and timber mantle.

Bedroom 2 (14' 03" x 9' 09") or (4.34m x 2.97m)

Timber flooring, fireplace with grate with timber beam over, radiator, window to front.

Separate WC (5' 05" x 3' 04") or (1.65m x 1.02m)

Corner wash hand basin, WC, timber flooring, window to front, radiator.

Outside

The property benefits from a railed front garden with garden gate to side leading to beautifully presented well stocked mature rear gardens, comprising of courtyard area with the benefit of garden store, with steps leading up to a split-level gardens with lawned and paved garden which includes a range of flowers and shrub borders, decorative stone patio and mature planting, with patio/decking area at top of garden enjoying lovely coastal views towards the sea.

Please Note

We are advised by the owners that the neighbours benefit from a pedestrian right of access down the side alleyway that leads into their back garden.

Services

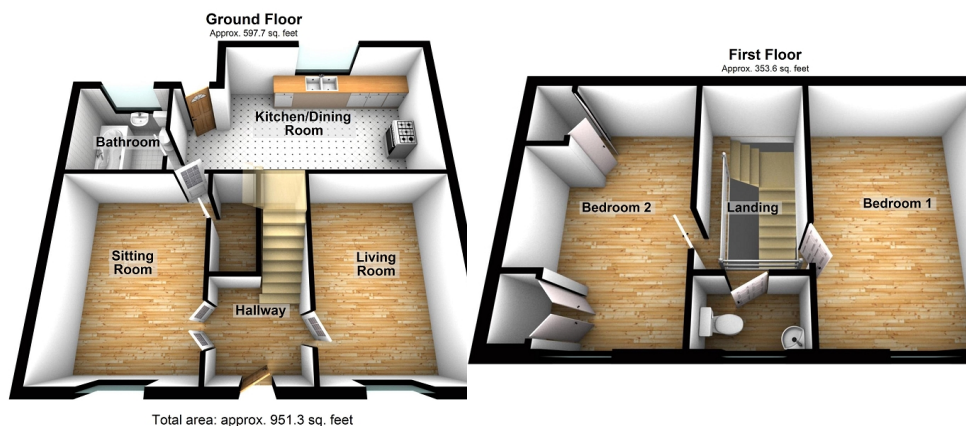
Mains electricity, mains water, mains drainage, lpg fired central heating.

Tenure

Freehold

Council Tax

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

