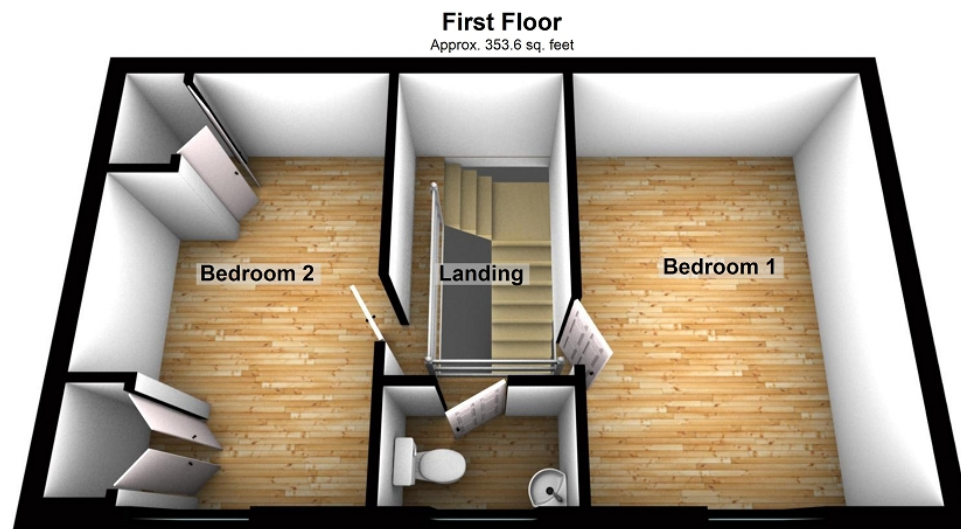


Total area: approx. 951.3 sq. feet



First Floor
Approx. 353.6 sq. feet

**Crystal Cottage
Llansteffan
Carmarthenshire
SA33 5JG.**

Offers In Region Of **£275,000**



- **Cosy 2 Bedroom Character Style Cottage In Popular Coastal Location**
- **Enjoy Sea Views From The Elevated Decked Seating Platform**
- **Tiered, Low Maintenance, Cottage Style Garden**
- **Very Well Presented & Many Original Features**
- **Original Joinery , Beams & Feature Fireplaces**
- **Easy Walking Distance To Beach & Historic Castle**
- **2 Reception Rooms With Woodburning Stoves & Spacious Kitchen/Diner**
- **Ideal Holiday Bolt Hole & Potential As A Holiday Let**
- **No Onward Chain & Viewing Highly Recommended**
- **Only 8 Miles Carmarthen /A48 Dual Carriageway**



Viewing: **01267 230 645**

Website: **www.ctf-uk.com**

Email: **carmarthen@ctf-uk.com**

General Description

EPC Rating: E41

Looking for a proper little cottage bursting with character, quirky features ? This gem of a cosy home lives up to its name - Crystal Cottage ! The charming 2 double bedroom cottage is located in the popular coastal village of Llansteffan, in walking distance to the huge sandy beach & historic castle. The property offers quaint and very well presented accommodation with well stocked, tiered, mature garden leading up to a timber decked area ideal for relaxing and enjoying the beautiful coastal views beyond.

Important notice
Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Property Description

**** VIEWING RECOMMENDED WITH NO ONWARD CHAIN **** A character period style cottage conveniently located in the popular coastal village of Llansteffan with sandy beach, woodland walks and historic castle. The property has been well maintained and is very well presented with character features including original fireplaces & timber flooring plus wood burning stoves in the reception rooms.

Accommodation briefly comprises entrance hall, 2 reception rooms, good size kitchen / diner plus a bathroom to the ground floor and 2 double bedrooms plus small cloakroom at first floor level. Outside, to the front, there is a railed enclosed forecourt. On road, unrestricted parking is available. A generous, tiered, mature cottage style garden is found to the rear with sitting areas at different levels to catch the sun. A timber decked area is found at the top of the garden, being the perfect spot to relax and enjoy the sea views beyond.

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 burning 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 burning 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:

Bathroom (6' 09" x 6' 08") or (2.06m x 2.03m)

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 forecourt with gate leading directly onto the pavement. A side door provides additional access to the rear yard and up to the garden. A useful small garden store of block/stone construction is found close to the house, and steps lead up to a split-level beautifully presented, well stocked, mature cottage style garden with lawned and paved areas, shrub borders, decorative stone patio and timber deck area

at top of garden enjoying distant coastal views .

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.

Broadband and Mobile phone

Ultrafast broadband is available in the area. Mobile phone signal varies depending on network, please contact your network provider for more information.

Services

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

Tenure

Freehold

Council Tax

E

Directions

From Carmarthen take the B4312 Llansteffan road and proceed out through Johnstown and carry on another 6 miles until arriving at Llansteffan. Proceed through the village and the property will be found further along on the right.

