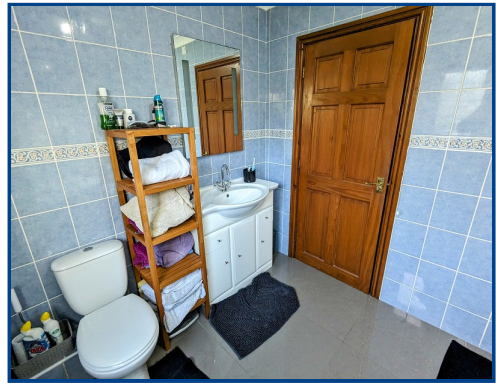
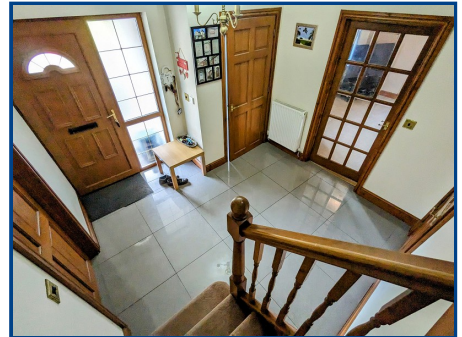


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

Llys Yr Afon
Castell Pigyn Road
Abergwili
Carmarthen
SA31 2JJ

Offers In Region Of **£450,000**



- Modern Detached 4 Bed (En Suite) Large Family Home
- Lovely Riverside Location & Super Views
- Peaceful And Most Convenient Spot
- Hall, WC, Kitchen, Living Room, Utility, 3 Rec Rooms
- 4 Bedrooms (En Suite) & Family Bathroom
- Good Sized Mature Garden To Relax & Enjoy
- Backing Onto Small River & Delightful Setting
- Lovely Countryside Views To Rear
- Easy Access To Carmarthen & Glangwili Hospital
- Viewing Recommended

General Description

A pleasantly and most conveniently located modern detached 4 bed (en suite) riverside family home, offering spacious accommodation including 3 reception rooms being ideal for modern day living. Outside there is ample car parking area with good sized garden for relaxation backing onto a small river with lovely countryside views. The village of Abergwili is within 0.3 mile with Glangwili hospital and Carmarthen within a 5 minute drive away.

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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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.

Castell Pigyn Road, Abergwili, Carmarthen, Carmarthenshire.

Property Description

An ideal opportunity of acquiring a large modern family home having a most peaceful riverside setting, and having a most convenient location within the popular village of Abergwili yet being easily accessible to Carmarthen town centre and Glangwili hospital.

The property offers spacious family sized accommodation in good condition throughout with entrance hall, cloakroom, fitted kitchen/breakfast room, utility, 3 reception rooms including spacious living room, dining room and study/tv room. First floor provides 4 double bedrooms including master with en suite shower room and family bathroom.

There is good outside space with mature gardens to both side and rear of property backing onto a small river creating a delightful setting to relax and enjoy together with lovely rural countryside views. There is ample car parking area to the front of the residence which adjoins a quiet no through road.

Entrance Hall (12' 08" x 10' 03") or (3.86m x 3.12m)

Built in store cupboard, stairs to first floor, radiator, porcelain tiled flooring, doors to:

Cloak Room (6' 01" x 4' 03") or (1.85m x 1.30m)

Modern suite comprising WC, wash basin, porcelain tiled flooring, window to front, radiator, fully tiled walls, extractor fan.

Living Room (23' 00" x 13' 00") or (7.01m x 3.96m)

Most spacious room timber ornate fireplace and surround with coal effect electric fire, radiator, window to front, French doors to rear with lovely views, wall lighting.

Kitchen/Breakfast Room (22' 07" x 11' 04") or (6.88m x 3.45m)

Modern fitted range of base and wall cupboards, 1.5 bowl sink unit with mixer tap, plumbing for dish washer, built in electric oven with ceramic hob, window to rear with lovely views, 2 radiators, window to front, tiled surrounds, door to:

Utility Room (10' 03" x 9' 05") or (3.12m x 2.87m)

Fitted range of base and wall cupboards, sink unit with mixer tap, plumbing for washing machine and dryer, porcelain tiled flooring, fridge space, oil fired boiler, built in cupboard, stable type double glazed rear exterior door, window to rear.

Dining Room (15' 06" x 8' 09") or (4.72m x 2.67m)

Double aspect windows with lovely views to rear, oak flooring, radiator.

Study/Snug (15' 04" x 11' 10") or (4.67m x 3.61m)

Oak flooring, radiator, double aspect windows.

First Floor Landing (10' 03" x 9' 05") or (3.12m x 2.87m)

Access to fully boarded loft area ideal for storage purposes, radiator, doors to:

Castell Pigyn Road, Abergwili, Carmarthen, Carmarthenshire.

Bedroom 1 (22' 08" Max x 11' 07") or (6.91m Max x 3.53m)

Master bedroom being most spacious with double aspect windows with lovely views to rear, 2 radiators, built in double wardrobe, door to:

Ensuite Shower Room (6' 06" x 5' 06") or (1.98m x 1.68m)

Modern suite comprising shower cubicle, WC, wash basin, tiled flooring, fully tiled walls, radiator, extractor fan, window to rear.

Bedroom 2 (13' 02" x 9' 02") or (4.01m x 2.79m)

Built in wardrobe, radiator, window to front.

Family Bathroom (10' 02" x 7' 10") or (3.10m x 2.39m)

Modern suite comprising corner Jacuzzi bath, fully tiled shower cubicle, WC, vanity unit with wash basin and mixer tap, porcelain tiled flooring, tiled walling, window to front, radiator.

Bedroom 3 (13' 02" x 13' 01") or (4.01m x 3.99m)

Window to rear with lovely views, built in wardrobe, radiator.

Bedroom 4 (10' 03" x 9' 07") or (3.12m x 2.92m)

Window to rear with lovely views, built in wardrobe, radiator.

Outside

A particular feature of the property is the lovely and relaxing riverside setting with lovely open countryside views to the rear. Car parking forecourt providing ample parking facilities with large mature garden to side of property with lawn, shrubs, bushes, patio area to relax and enjoy, rear patio garden being an ideal place to take advantage of the views and the rumbling small river.

Services

Mains electricity, mains water, mains drainage, oil central heating, solar panels.

Council Tax

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Directions

From Carmarthen proceed on the main A40 carriageway out towards Llandeilo. At the roundabout, take the 2nd exit onto A40 and carry on another mile until arriving at the next roundabout. Take the second exit and proceed on another 0.7 mile until arriving at Abergwili roundabout. Take the first exit on Castell Pigyn road and continue along for approx 0.5 mile passing the rugby training fields on your left and take a small right turning further on just before the small bridge. Proceed down the no through road and the property is located further down on the left.

