



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

**Ty Cornel
Penybanc
Llandeilo
Carmarthenshire.**

Price Offers in the region of £435,000



- Detached 4 Bedroom Family Home
- Modernised & Extended to a High Specification
- Under Floor Heating
- Double Glazing
- Solar Panels
- Detached Garage/Office & Shower Room
- Spacious gardens laid to lawns & patio area
- Stunning Views over the surrounding area
- Ample Parking Area
- EPC: D63



Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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.

General Description

This attractive traditional property comprises a detached 4 bedroom house with garage/office and shower room, carefully and tastefully modernised by the present owners to provide quality accommodation with double glazing and under floor heating. Viewing is highly recommended.

EPC Rating: D63

Tel: **01558 823 601**

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

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

Penybanc, Llandeilo, Carmarthenshire.

Property Description

Ty Cornel is of traditional construction under a slated roof with rendered elevations and later additions. Modernised and extended carefully by the present owners to provide spacious high specification accommodation which has the benefit of oak flooring, oak veneered doors, wood burning stove, oil and under floor heating, solar panels and double glazing.

Externally there are spacious grounds comprising split level (or terraced) gardens and patio areas with stunning views over the surrounding area. There is a heated garage with enclosed office space and shower room which would be ideal for further accommodation/annexe subject to the necessary planning consents.

Standing in a convenient location in the quiet rural village of Penybanc some 1.5 miles away from Llandeilo, a town recently voted the best place to live in Wales, which is also a popular tourist destination with close by attractions which include the castles at Dinefwr, Trap and Dryslwyn, the botanical gardens of Wales and Aberglasney house and gardens.

Llandeilo is centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively. Leisure amenities are available within easy distance to include Tennis Courts, playing fields, Penlan Park, Dynevor Park with its Historic Castle, nature walks and wildlife reserve.

The accommodation comprises (large) family room, kitchen/dining room, sitting room, cloakroom and utility room at ground floor and on the first floor 4 bedrooms, 2 shower rooms and spacious landing/study with patio doors out to the paved patio.

Entrance Door

Composite double glazed door to:

Family Lounge (25' 6" x 13' 10") or (7.78m x 4.22m)

With 2 double glazed windows to front, feature brick fireplace, wood burning stove with back boiler set on hearth with feature beam above, alcove shelving either side and oak cupboard. Beamed ceiling, TV point and data points, down lights, wall lights, oak flooring and under floor heating. Oak door leading to:

Kitchen/Dining Area (23' 5" x 10' 10") or (7.13m x 3.29m)

Fitted with a range of drawer, base units and larder units with fitted worktops and breakfast bar, bowl and a half sink unit with mixer tap and insinkerator, Belling range comprising 5 ring gas hob, double oven and grill with stainless steel extractor hood over. Down lights, tiled floor, 2 double glazed windows, double glazed door (to access driveway) integrated dish washer, space for fridge and microwave. Radiator.

Sitting Room (12' 1" x 10' 6") or (3.68m x 3.20m)

Double glazed window, laminate floor, coved ceiling, down lights, TV point and data point. Fitted cupboards providing storage space understairs. Under floor heating.

Inner Hall

With tiled floor, alcove, down lights and oak staircase to first floor. Underfloor heating.

Utility Room (6' 11" x 6' 0") or (2.12m x 1.84m)

With base and larder cupboards, sink with mixer tap and fitted worktop. Plumbing for washing machine, tiled floor and down lights. Double glazed sash window, feature brick wall with 'cwtch' area for pets and double glazed door. Underfloor heating.

Cloakroom (4' 6" x 2' 11") or (1.37m x 0.88m)

With vanity wash hand basin and low level wc. Down light, extractor fan and tiled floor. Underfloor heating.

First Floor

Staircase from hallway to:

Study/Landing (15' 6" x 13' 10") or (4.72m x 4.22m)

With patio doors out to the paved patio area which leads onto the other garden areas, oak flooring, sky light and beamed ceiling. TV and data points. Underfloor heating.

Bedroom 1 (12' 1" x 9' 1") or (3.68m x 2.78m)

With double glazed sash window and down lights. Oak feature beam ceiling. TV and data points. Underfloor heating.

Bedroom 2 (10' 2" x 11' 3") or (3.09m x 3.43m)

With double glazed sash window, down lights and TV and data point. Oak feature beam ceiling and feature recess with oak shelving. Fitted wardrobe and shelving. Underfloor heating.

Inner Landing

Airing Cupboard with slatted shelving and hot water tank. Part underfloor heating. Radiator, beamed ceiling and access to roof space. Double glazed window.

Shower Room (5' 2" x 8' 7") or (1.58m x 2.61m)

With shower enclosure, low level wc and floating vanity unit with wash hand basin and mixer tap. Down lights, sky light and wood effect waterproof flooring. Tiled floor to ceiling. Extractor fan and shaver point. Underfloor heating.

Shower Room 2 (9' 1" x 5' 6") or (2.76m x 1.67m)

With shower enclosure and rainfall shower head with hand spray, low level wc and floating vanity unit with wash hand basin and mixer tap. Towel radiator, beamed ceiling, double glazed window, wood effect waterproof flooring and extractor fan.

Bedroom 3 (9' 0" x 7' 11") or (2.74m x 2.42m)

Double glazed window, radiator, down lights and beamed ceiling. TV point.

Bedroom 4 (13' 10" x 11' 0") or (4.21m x 3.36m)

With double glazed window, TV point, beamed ceiling, radiator, down lights and wall lights. Fitted wardrobes with sliding door.

EXTERNALLY

Gated tarmac drive with ample parking space to the Garage

Lean-to log store and implement shed. Hot and cold water taps. Oil boiler.

Enclosed Paved patio area with dwarf walling and feature waterfall, flower borders and hot tub. Water tap, external sockets and exterior lighting.

Spacious elevated lawned gardens with ornamental trees and bushes

Greenhouse

Stunning views over the surrounding area

Garage/Office/Shower Room

An ideal space with potential for further accommodation/annexe subject to the necessary planning consents. Comprising:

Garage (23' 5" x 17' 9") or (7.14m x 5.42m)

With up and over garage door, work bench, power and light. Pedestrian door and window. Range of wall and base units with stainless steel sink and worktop. Provision for washing machine and tumble dryer. Radiator. Additional loft storage above office and shower room.

Office (6' 7" x 11' 3") or (2.01m x 3.42m)

With radiator, down lights and double glazed window.

Shower Room (5' 10" x 5' 4") or (1.78m x 1.62m)

With wash hand basin, electric shower and wc. Extractor fan, down lights and laminate flooring.

Broadband and Mobile phone

The broadband and mobile phone signal is deemed to be good in this location.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. 01267 234567.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water and mains drainage. Wifi available to the house, garage and office.

Tenure

Freehold

Council Tax

D

Directions

From Llandeilo take the main A40 for Carmarthen. Turn right for Penybanc and continue towards the village taking the 2nd left signposted into Penybanc. The property will be found on the right hand side.

