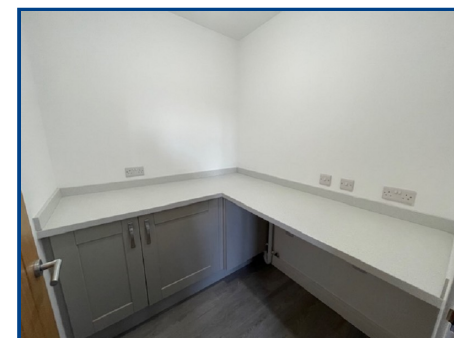




**10 Awel Y Mynydd
Llanfynydd
Carmarthenshire.**

Price **£380,000**



- Individually Build
- New 4 Bedroom Detached House & Garage
- Bathroom, Cloakroom & Ensuite Shower Room
- Forecourt With Ample Parking & Garden Area
- Air Source Heat Pump Providing Under floor Heating to Ground Floor
- Small Cul- De- Sac of Similar Properties
- Quiet Village Location with Scenic Views
- EPC: B84
- Ready for Immediate Occupation

General Description

A new 4 bedroom detached family home in the village of Llanfynydd. The property has been built to a high standard with spacious living accommodation, four bedrooms, ensuite and family bathroom.

EPC Rating: B84

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

Awel Y Mynydd, Llanfynydd, Carmarthenshire.

Property Description

A new detached family home in the village of Llanfynydd. The property has been built to a high specification to a timber frame design with an air source heat pump providing underfloor heating to the ground floor and radiators at first floor, providing spacious family accommodation with upvc double glazing, sprinkler system and smoke/heat detectors.

In a convenient location within walking distance of the village of Llanfynydd with its public house and church. The village offers many activities to include its book and craft clubs and coffee mornings. The village is supported by Llanfynydd village society and has an annual agricultural show and local young farmers association. There is a local bus service to Carmarthen twice a week and is on a bus route for the Bro Dinefwr School at Ffairfach.

The area is renowned for its country pursuits with wonderful opportunities for riding, walking and mountain biking available on the green lanes and in nearby brechfa forest. Court Henri and Dryslwyn are a short distance away with its nursery/primary school, regular bus service and local community shop. Pantglas Leisure club with restaurant, gym and swimming pool, snooker room, tennis courts and playground is a short distance away.

Llanfynydd is within easy commuting distance of Llandeilo and Carmarthen towns which offer a wide and varied range of amenities to include banks, shops, offices and schools. The M4 Motorway connection at Pont Abraham is within easy commuting distance. Local attractions include the Aberglasney Gardens, Paxton Tower and the Botanical Gardens of Wales all of which are within easy reach.

The spacious accommodation comprises Entrance porch, hall, lounge, study, cloakroom, kitchen/living/dining area, utility room on the ground floor and 4 bedrooms, dressing room, ensuite shower room and bathroom.

Entrance Porch

With composite front door, two upvc double glazed windows and laminate floor.

Reception Hall

With laminate floor and staircase to first floor with oak handrail and painted spindles. Under stairs storage area, under floor heating room thermostat and mains smoke alarm.

Lounge (22' 8" x 12' 3") or (6.91m x 3.74m)

With double aspect. Double glazed window to front, mains smoke alarm, under floor heating room thermostat, TV and telephone point. Upvc double glazed french doors onto rear paved patio.

Study (10' 0" x 6' 0") or (3.04m x 1.84m)

With laminate floor, Upvc double glazed window to front, under floor heating room thermostat and mains smoke alarm. Tv and telephone point.

Walk In Airing Cupboard (10' 0" x 3' 4") or (3.05m x 1.02m)

With Grant pressurised hot water cylinder, under floor heating manifold and central heating timer control. Mains smoke alarm and laminate floor.

Cloakroom (6' 2" x 2' 10") or (1.88m x 0.86m)

With combined WC and wash hand basin. Laminate floor and extractor fan.

Kitchen / Dining / Living Room (24' 10" x 9' 11") or (7.58m x 3.03m)

Extending to 3.90. L shaped. Mains heat alarm. Range of fitted base and wall units with quartz work surfaces, up stand and splash back. Ceramic hob with cooker hood above, 1 and a half bowl sink unit with spring loaded pull out clean and rinse tap. Two Bosch electric ovens, integrated fridge/ freezer/ dishwasher. Drawers and cupboards with 'soft close'. Laminate floor, under floor heating thermostat, two upvc windows and upvc double glazed french doors.

Utility Room (6' 2" x 5' 7") or (1.89m x 1.70m)

With a range of fitted base units, plumbing for washing machine and appliance space. Mains smoke alarm, under floor heating room thermostat and laminate floor.

Awel Y Mynydd, Llanfynydd, Carmarthenshire.

First Floor

Landing (22' 9" x 6' 5") or (6.93m x 1.95m)

With access to roof space. Upvc double glazed window to front with views. Two radiators, central heating thermostat and mains smoke alarm.

Rear Bedroom (12' 3" x 9' 10") or (3.74m x 2.99m)

With built in double wardrobe, radiator, two tv and telephone points. Upvc double glazed window overlooking rear garden and beyond.

Master Bedroom (12' 10" x 12' 0") or (3.91m x 3.66m)

With two Upvc double glazed windows with double aspect, radiator, two TV and telephone points.

Dressing Room (6' 1" x 4' 5") or (1.86m x 1.34m)

With radiator and door to;

En-Suite Shower Room (9' 3" x 4' 10") or (2.83m x 1.47m)

With WC and wash hand basin with fitted cupboard beneath, shower enclosure with dual head shower and sliding door. Respatex panelled walls, chrome towel warmer radiator, Upvc double glazed window, laminate floor and down lights.

Family Bathroom (9' 7" x 7' 6" Max) or (2.91m x 2.29m Max)

With chrome towel warmer radiator, WC and wash hand basin with fitted drawers beneath, panelled bath with mixer tap. Part Respatex walls, shaver point, laminate floor and upvc double glazed window.

Front Bedroom (9' 8" x 8' 6") or (2.95m x 2.58m)

With radiator, two TV and telephone points. Upvc double glazed window to front with views.

Front Bedroom (12' 5" x 10' 3") or (3.79m x 3.12m)

Built in wardrobe with radiator, two TV points and telephone points. Upvc double glazed window with views to front.

EXTERNALLY

Tarmacadmed drive with ample parking for multiple vehicles and drive up to garage. Landscaped front and rear gardens with attractive red brick walled paved patio with steps leading up to lawned garden. Outside light and water tap.

Detached Garage (19' 11" x 13' 2") or (6.06m x 4.02m)

With electric roller door, Upvc part double glazed pedestrian door and Upvc double glazed window. Concrete floor, power and strip light.

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains drainage

Council Tax

E

Directions

From Llandeilo take the main A40 for Carmarthen. Proceed on this road for approx 5 miles and at Dryslwyn Square take the right turn sign posted Llanfynydd. (Mazda Garage Sign) Pass up through the village of Cwrt Henri and carry on this road passing Pantglas holiday complex is on your left and at the T Junction turn right and after approx 1 mile, fork right into the village and the development will be on your left hand side.

