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**Cartref
Dryslwyn
Carmarthenshire
SA32 8RE**

Price **£525,000**



- Executive Detached New Build Property
- Four Double Bedrooms
- Principle Bedroom with En-suite Shower Room
- Solar Panels
- Air Source Heat Pump
- Hand Made Kitchen With Integrated Neff Appliances
- Ample Parking
- Limestone Patio
- Fine Views over the neighbouring farmlands
- NO ONWARD CHAIN

General Description

Cartref is an impressive, newly constructed executive home situated in Dryslwyn, nestled in the heart of the Towy Valley. Designed and finished to a high standard, this contemporary family residence offers generous, light filled accommodation and superb attention to detail throughout.



EPC Rating: B85

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

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Professional Services
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Dryslwyn, Carmarthen, Carmarthenshire.

Property Description

Cartref is an outstanding, newly constructed executive residence set within the picturesque village of Dryslwyn, in the heart of the Towy Valley. Designed with a focus on luxury, comfort and contemporary living, this impressive four bedroom home offers spacious and versatile accommodation finished to an exceptional standard throughout.

A welcoming entrance hall with a modern glass finished balustrade staircase leads to two reception rooms and a superb open plan kitchen, dining and sitting area- the heart of the home, featuring two bi-fold doors opening out to the rear garden, allowing natural light to flood the space.

The bespoke hand crafted kitchen is equipped with premium Neff appliances, including a double oven, integrated dishwasher, double fridge freezer and wine cooler. A striking central island provides a stylish focal point, perfect for entertaining and family gatherings.

The ground floor further benefits from engineered oak flooring with under floor heating throughout, creating a warm and contemporary feel. There is also cloakroom and well equipped utility room.

The first floor comprises four double bedrooms, including a luxurious master suite complete with a walk in wardrobes and a beautifully appointed en suite shower room. The remaining bedrooms are served by a stylish family bathroom. All bedrooms are finished with high quality carpets, completing the homes elegant interior design.

To the front of the property, a tarmac driveway and parking area provide ample off road parking.

The rear garden is mainly laid to lawn, featuring a limestone paved patio ideal for outdoor dining and relaxation; all enjoying a private and peaceful aspect with countryside surroundings.

Entrance Door

Entrance Hall

Engineered oak floor, stairs to first floor with oak and glass balustrade. Understairs cupboard.

Living Room (15' 11" x 14' 4") or (4.84m x 4.38m)

Double glazed window to front. TV point.

Snug/Sitting Room (15' 11" x 9' 9") or (4.84m x 2.97m)

TV point, double glazed window to front.

Kitchen / Dining / Living Room

Kitchen area 4.8 x 4.3

Dining Area 3.9 x 2.9

Living area 6.4 x 4.2

Engineered oak flooring, marble worktops, marble island with breakfast bar with integrated cupboards. Wall, base, drawer and display units. Double fridge and double freezer, Neff double oven, Neff five ring induction hob with extractor hood over. Bowl and a half sink unit with mixer tap. Integrated dishwasher and wine cooler. Three double glazed windows and two bi-fold doors.

Utility Room (10' 2" x 5' 9") or (3.10m x 1.76m)

With base units and solid timber worktops over. Stainless steel sink unit with mixer tap. Plumbing for washing machine and appliance space. Extractor fan and double glazed door to side. Airing cupboard with pressurized tank system.

Cloak Room (6' 1" x 3' 4") or (1.85m x 1.02m)

With low level WC, vanity wash hand basin and tiled splash back.

First Floor

Landing with oak stair case and glass finish. Double glazed window to front with views over the surrounding countryside. Radiator, storage cupboard and access to loft space.

Bedroom 1 (15' 10" x 12' 2") or (4.83m x 3.71m)

max 4.31. With two double glazed windows with views, radiator and TV point.

Bedroom 2 (15' 10" x 9' 9") or (4.83m x 2.97m)

(max 3.58)

With radiator, TV point and double glazed window.

Bedroom 3 (15' 11" x 12' 5") or (4.85m x 3.78m)

Double glazed window, TV point and radiator.

Family Bathroom (12' 4" x 9' 1") or (3.75m x 2.77m)

With tiled floor and part tiled walls. Freestanding bath, low level WC, radiator and heated towel rail. Down lights, walk in shower enclosure with Triton electric shower. Sink with mixer tap and vanity unit, light up mirror, extractor fan and double window.

Principle Bedroom (14' 2" x 13' 8") or (4.32m x 4.17m)

With two double glazed windows, TV point and walk in wardrobe (4.68 x 0.60)

En-Suite Shower Room (10' 1" x 6' 5") or (3.08m x 1.96m)

Tiled floor and part tiled walls. Heated towel rail, light up mirror, low level WC, walk in shower enclosure with mains shower, extractor fan, down lights and vanity wash hand basin.

EXTERNALLY

Tarmac drive with ample parking area for multiple cars. Steps and ramp up to front door with pillared oak storm porch. Outside tap and electric power point.

Rear garden with lawned area and limestone patio. Air source heat pump. Outside tap and lights. Garden shed 4.9 x 2.00 with water tank for house sprinkler system.

Broadband and Mobile phone

The broadband and mobile signal is deemed good in this area. Please check with your provider.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Viewing

By Appointment With The Selling Agent.

Services

Mains electricity and mains water. Private digester system drainage.

Tenure

Freehold

Directions

From Llandeilo take the A40 to Carmarthen. passing the turning for Dryslwyn and Llanfynydd. Proceed for a short distance and take the next right where the property will be found on the left hand side.

