



Glanrhyd House , Llanddewi Velfrey, SA67 7PE

Offers In The Region Of £700,000

A most impressive 6 bedroom country residence, built circa 1770, being grade 2 listed and offering accommodation with a real sense of grandeur and splendour. The property has benefitted from sympathetic modernising and improvements, which has brought the accommodation up to a lovely standard, whilst retaining a lot of the original charm and character. It would ideally suit a large family, multigeneration living, or has great potential as a guesthouse/B&B. The house sits within wonderful mature gardens and grounds amounting to approximately 2 acres. Viewing of this magnificent property is essential to fully appreciate its size and beautiful setting.

Situation

Glanrhyd House occupies a rural setting in the periphery of the village of Llanfallteg which lies on the border of the counties of Carmarthenshire and Pembrokeshire. The property lies within a mile or so of the A40 and the village of Llanddewi Velfrey, which has the benefit of a garage and a convenience store, with further local services available in the nearby settlements of Clynderwen and Llandissilio. Llanfallteg itself has a public house and a popular village hall. The small towns of Narberth and Whitland are also within easy reach, and these both provide a reasonable range of services and amenities that cater for most everyday requirements. Despite its rural setting, the proximity of the A40 ensures that the larger towns of Haverfordwest and Carmarthen, which are the county towns of Pembrokeshire and Carmarthenshire respectively, are within relatively easy reach and these are the major employment centres in the area although several other towns are also within easy car driving distance. The coastal resorts of South Pembrokeshire coastline are also within relatively easy reach.

Accommodation

Entrance

Front door opens into this area with quarry tiled flooring, opening leading onto the Library and doors opening to:

Shower Room



Wet Room style with showering area, W.C, wash hand basin, heated towel radiator, frosted window, tiled walls, electric heater.

Sitting Room



Fireplace with inset wood burning stove, slate hearth, part exposed stone wall detailing, sash window to front and window to rear, stairs rise to first floor inner landing.

Library



Quarry tiled flooring, sash windows to front and rear, door to:

Living Room



Beautiful exposed beam ceiling, exposed stone feature wall, fireplace housing a wood burning stove, slate hearth, tiled floor, sash windows to front, external glazed door to rear, radiator, door to:

Breakfast Room



Continuation of tiled flooring, exposed feature stone walls, exposed beams, sash windows to side and rear, radiators, stairs rise to first floor main landing, opening leads through to:

Kitchen



Continuation of tiled floor, inglenook with large beam and part exposed stone work housing an oil fired Aga, exposed beam ceiling, kitchen units and worktops, Belfast sink, sash window, walk way to:

Utility



Tiled floor, range of storage units with worktops, Belfast sink, plumbing for washing machine and dish washer, radiator, sash windows and external door.

First Floor Landings



Lower gallery style landing area with glass balustrades, with steps leading up to the main landing with stairs continuing up to second floor. Exposed stone feature walls, beams, radiators, doors to:

Shower Room



Wet room style with showering area, W.C, pedestal wash hand basin, tiled walls, radiator, frosted window.

Bedroom 1

sash window to side, radiator, door to:

Ensuite



Wet room style with showering area, W.C, pedestal wash hand basin, tiled walls.

Bedroom 2



Wooden flooring, 2 sash windows to front, fitted wardrobes, radiator, door to:

Bathroom



Jack and Jill style with bath tub, W.C, pedestal wash hand basin, wooden flooring, sash window to front, radiator, built in airing cupboard and storage. Door to:

Inner Landing



Stairs lower to Sitting Room, access to loft, window to rear, doors to:

Bedroom 3



Sash window to front, electric heater.

Bedroom 4



Sash window to front, fitted storage and shelving, electric heater.

Second Floor Landing

Exposed beams, doors to:

Bedroom 5



Exposed beams, sloping ceilings, sash window, part exposed stone walls.

Bedroom 6



Exposed beams, sloping ceilings, velux window, window to side, part exposed stone walls.

Externally

The property benefits from access over a short shared private driveway which also provides access to another nearby property. This access opens into the private driveway for the house and where ample car parking is found. There are extensive lawn gardens around, a variety of mature specimen trees, shrubs and plants, small sheds and seating areas within the gardens, amounting to approximately 1 acre in size. Further grounds lead down to a more nature loving area of garden/wildlife land which is some what overgrown and amounts to a further 1 acre approximately. Please refer to our plan for identification.

Utilities & Services

Heating Source: Partial oil fired central heating system, there are also some rooms with electric storage heaters.

Services -

Electric: Mains

Water: Mains

Drainage: Private Drainage

Local Authority: Pembrokeshire County Council

Council Tax: Exempt

Tenure: Freehold and available with vacant possession upon completion.

Directions

From Narberth travel along the A478 to the Penblewin roundabout and turn right onto the A40 heading in the direction of Whitland. You will then come into the village of Llanddewi Velfrey, turn left here signposted Llanfallteg. The property is found along this road on the left hand side, by an area of standing stones on a grassy triangle, as identified by our JJ Morris for sale sign.

What Three Words: [///rejoined.targeted.gems](https://rejoined.targeted.gems)

Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.6mbps upload and 5mbps download and Ultrafast 220mbps upload and 1000mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Likely & Data - Likely

Three Voice - Likely & Data - Likely

O2 Voice - Limited & Data - Limited

Vodafone Voice - Limited & Data - Limited

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

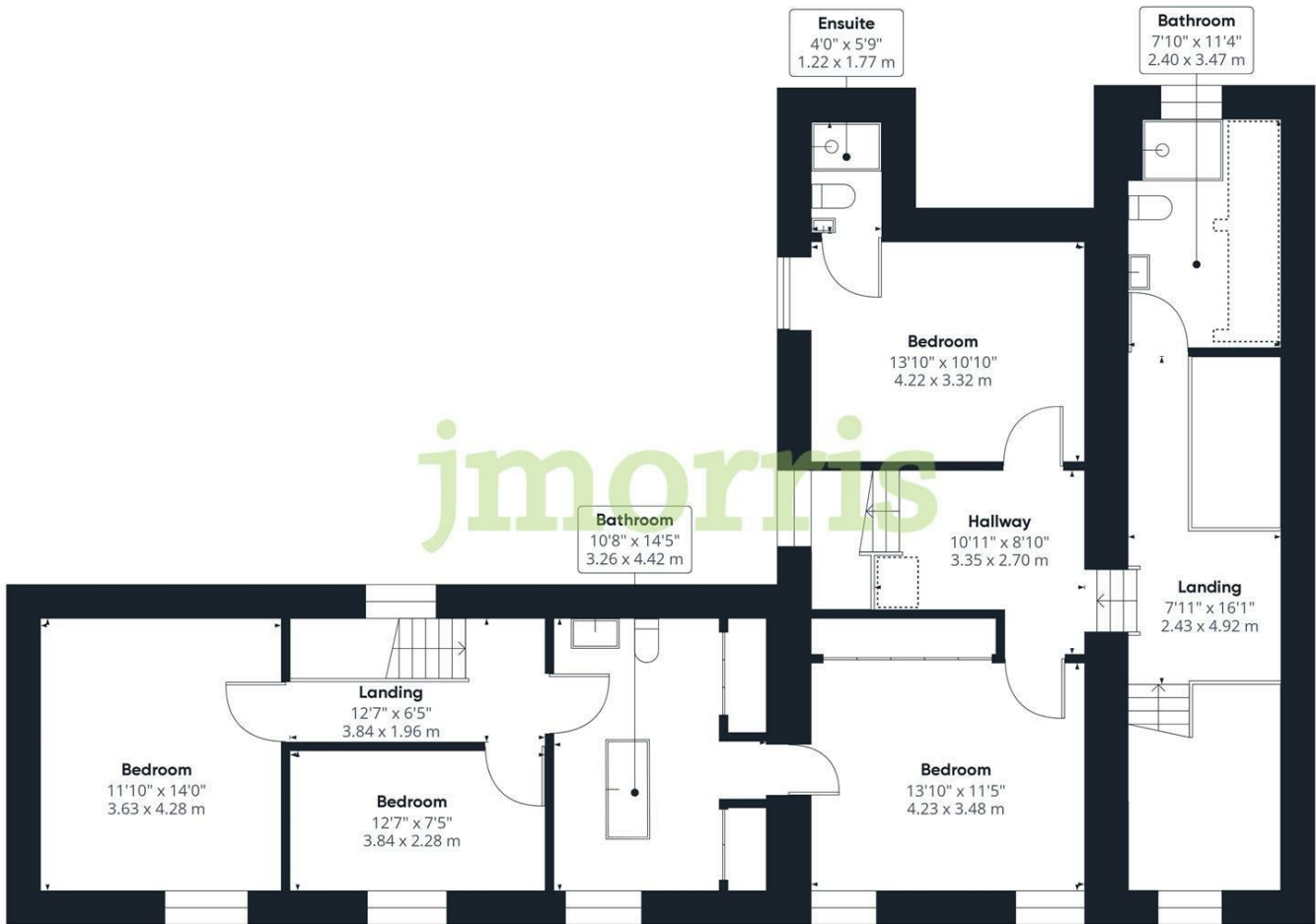
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.



Floor Plan

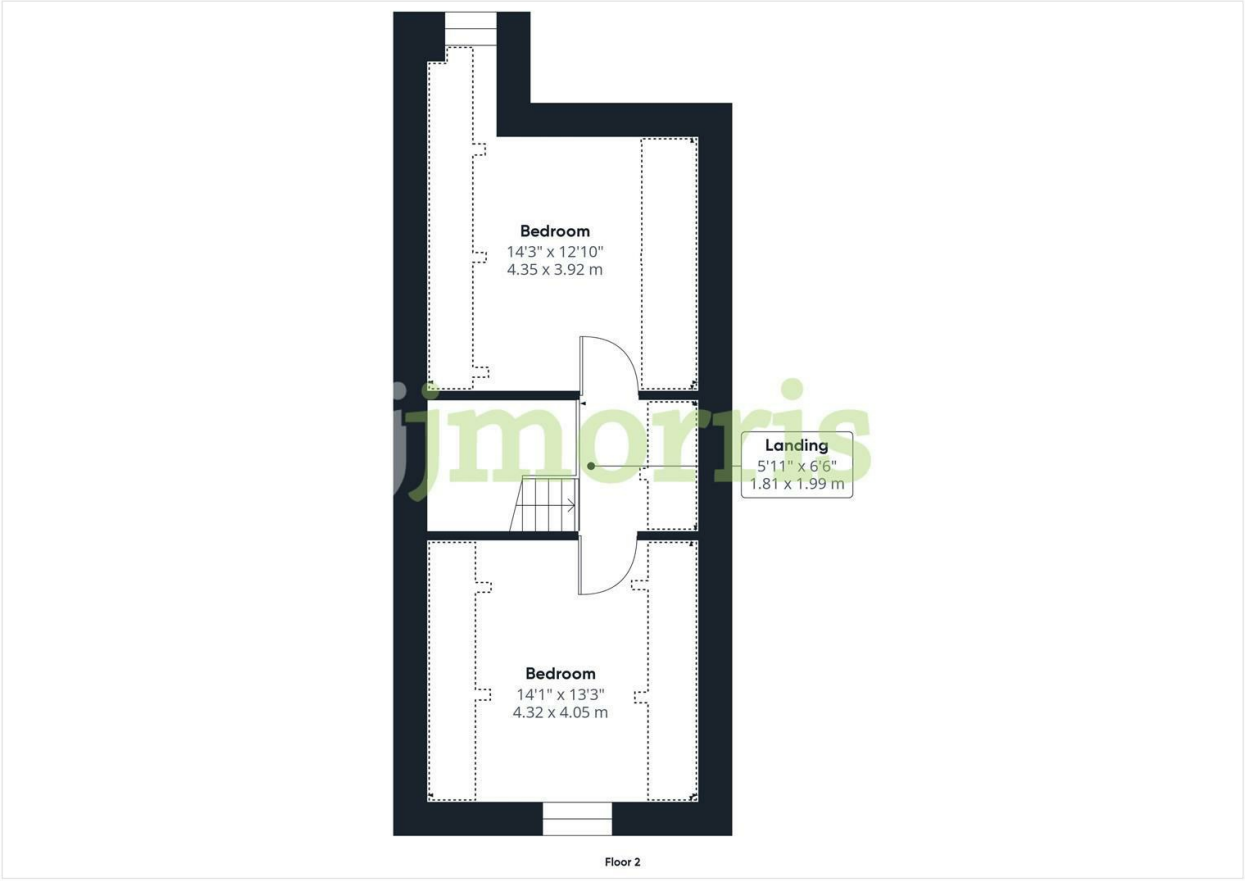


Floor 0



Floor 1

Floor Plan



Land Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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