



Sibrwd Y Gwynt , Llanfallteg, SA34 0UN

Offers In The Region Of £299,950

A detached 3 bedroom bungalow situated in the popular country village of Llanfallteg. The property sits within a large plot measuring approximately a quarter of an acre and boasts a superb large garden with detached garage/workshop, plus driveway providing ample off road parking for several cars. The bungalow enjoys a well designed layout of accommodation with good size rooms all being well kept and benefiting from double glazing and central heating. This would make an ideal home for those seeking village life in the countryside and viewing is advised to fully appreciate the property, especially the large garden.

Situation

Llanfallteg is situated in a picturesque countryside location, on the border between South West Carmarthenshire and South East Pembrokeshire. The village enjoys quiet surroundings and is renowned for its excellent community spirit and friendliness proven by the fact that it won the title of 'Village of the Year' back in 2003, and this still thrives today. It also has the benefit of a popular pub which serves good quality food as well as enjoying a friendly atmosphere and this has been recognised as a result in winning 'Village Pub of the Year' in 2012. Family needs are also well catered for as there is a fully fenced playing field which is ideal for recreational activities. There are also tennis courts together with a children's playground and village hall. The market town of Narberth is only a 10 minute car drive away to the South East and has the benefit of a good range of shops and facilities together with traditional businesses such as butchers and bakeries, post office and a range of more specialised gift and clothes shops. The town also has the benefit of a Health Centre, Primary School, Library and Swimming Pool with sporting facilities including a prominent Rugby Club. Equidistant to the South West is the market town of Whitland which has a full range of shops, garages, Primary School, Comprehensive School, Railway Station, Medical Centre etc. The A40 main road lies within 2 and a half miles or so to the South and provides excellent road links to the larger County towns of Haverfordwest and Carmarthen which are some 10 miles and 20 miles or so distant to the West and East respectively. Whilst the ever popular coastal resorts of Saundersfoot and Tenby are within 10 miles to the South.

Hallway

Double glazed wood grain front door with a decorative glass panel with obscured glass sidelight, 2 centre lights, single panel radiator, and doors leading off this L shaped hallway to all rooms, smoke alarm, hatch to loft with ladder.

Kitchen 11'7" x 9'7" (3.53m x 2.92m)



A well equipped kitchen/diner with a range of light oak

base units incorporating a 1 1/2 bowl sink unit with mixer tap integrated fridge and Diplomat Forum gas hob and Hygena electric oven with complementary worksurfaces over and with further storage in matching wall mounted units that include decorative corner displays and display cabinets. The walls are partly tiled and the window to the fore overlooks the front garden and there is a ceramic tiled floor which matches the utility room and side hallway. There are ceiling spotlights together with a centre light, radiator and kick plate heating and 15 pane glass door leads to utility. centre light, radiator.

Utility 7' x 5'9" (2.13m x 1.75m)



With a base unit with a single drainer sink unit and work surfaces over, space for a fridge freezer, plumbing for an automatic washing machine and a wall mounted Ideal Logic LPG fired boiler and window to the fore.

Sitting Room 21'2" x 10'7" (6.45m x 3.23m)



A delightful light and airy room with a window overlooking the rear garden. uPVC double glazed patio door that leads onto the patio.

A feature brick fireplace which houses an attractive LPG gas fire insert all complete with ceramic tile hearth and wood

mantel over and with wooden shelf fitting for display to the side all providing a focal point.

Bedroom 1 10'9" x 10'7" (3.28m x 3.23m)



With double glazed hardwood window to the front, two wall lights, one centre light, two fitted double louvre door wardrobes with arched recess between, double panel radiator, TV point.

Bedroom 2 10' x 10'9" (3.05m x 3.28m)



Hardwood double glazed window to the rear overlooking the garden, double panel radiator, TV point, two double louvred door wardrobes with recessed archway between, centre light and two wall lights.

Bedroom 3 6'10" x 7'3" (2.08m x 2.21m)



With double glazed window to the rear overlooking the garden, single panel radiator, centre light, power points.

Bathroom 6'10" x 7'3" (2.08m x 2.21m)

With window to the fore, wet room shower, wash hand basin and W.C., radiator, tiled flooring.

Externally



Sibrwd Y Gwynt stands on a large plot that has the benefit of a good sized rear garden which is mostly laid to lawn with borders well established soft fruit trees, and a block built outbuilding for housing the lawn mower etc. There two patio areas, one accessed from the sitting room via patio doors. The garden at the front is mostly laid to lawn with a gravel path way for off road parking.

Garage/workshop

Garage with an 'up and over' door and loft storage area, an extra area at the rear of garage is a utility/ workroom with power, light and sink and drainer, WC, space for deep freeze, window overlooking the garden to the rear. Externally, the garage measures 14'3" x 36', and this includes 8'7" of utility space.

Directions

From our Narberth office take the A478 on the Penblewin roundabout take the right hand exit on to the A40 proceed to Llanddewi Velfrey and turn left sign posted Llanfallteg, proceed into the village of Llanfallteg and approx half way through on your right hand side you will find the property as identified by our JIMorris for sale sign.

Services

Mains water and electricity are connected together with private drainage. The property benefits from full LPG gas fired central heating and is fully double glazed. We are advised that the loft is insulated.

Tenure

Freehold with vacant possession upon completion.

Council Tax

Carmarthen County Council, County Hall, Carmarthen. Tel
01267 234567
Council Tax Band D

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	83
EU Directive 2002/91/EC			

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