



Bodathro House, Llangynin, SA33 4LD

Offers In The Region Of £335,000

A detached 3/4 bedroom traditional house of an excellent spacious size, boasting a fabulous large garden, garage/workshop and far reaching countryside views, situated in a lovely rural location, near the village of Llangynin. Internally the property is beautifully presented and has lots of charm and features, plus more modern conveniences such as double glazing and oil fired central heating. The garage/workshop is a real asset to this property, being incredibly spacious and ideal for all types of hobbies or potential to convert into an annex (stp). For those who enjoy gardening this property is bound to please as the garden is sensational, being level and of an excellent size. Viewing is needed for all round appreciation and comes highly recommended.

Situation

The property is situated just outside the small village of Llangynin, which is located a mile or so north west of St Clears and the access onto the main A40 dual carriageway which links to the larger towns in the area, such as Carmarthen and Narberth. The area is predominantly agricultural, being surrounded by lush green fields in all directions.

Accommodation

Double glazed front door opens into:

Entrance Porch

Double glazed windows around, quarry tiled floor, double glazed door opens to:

Hallway



Stairs rise to first floor, decorative patterned tiled flooring, radiator, doors open to:

Living Room



With a stone surround fireplace housing a wood burning stove, double glazed windows to front, side and rear elevations, radiator.

Dining Room



Double glazed window to front, radiator, door to:

Kitchen



Fitted with a range of wall and base storage units, wooden worktops, double drainer stainless steel sink, oil fired Rayburn, tiled splash backs, tiled floor, double glazed window to rear, double glazed external door to rear, radiator, under stairs storage cupboard, door back to hallway.

First Floor Landing



Double glazed window to rear, spindle balustrades, access to loft, radiator, doors to:

Bedroom 2



Double glazed window to front, radiator, fitted wardrobes and storage.

Bedroom 1



Double glazed window to rear, radiator, free standing bath tub with mixer taps over and part tiled wall.

Bedroom 3



Double glazed window to front, radiator, built in wardrobe, wash hand basin and vanity unit.

Office



Double glazed window to front.

Bathroom



Comprising a bath with electric shower over, pedestal wash hand basin, W.C, radiator, double glazed window to rear, built in airing cupboards.

Externally



To the front of the property is a double width parking driveway providing off road parking space and where access into the garage is found. Directly in front of the house is a garden area with mature hedgerow and lawn. Gated access leads to the rear, where there is a wonderful

large mature garden with lawn, borders filled with colourful shrubs and plants, hedgerows and along side the main garden area another long area of ground used for keeping chickens, composting area, store sheds and greenhouse.

Garage/Workshop

Accessed by either a rear pedestrian door or front up and over garage door, power and lighting connected, windows to front, side and rear. An excellent large space with potential to convert into an annex (stp).

Utilities & Services

Heating Source: Oil central heating.

Services:

Electric: Mains

Water: Mains

Drainage: TBC

Local Authority: Carmarthenshire County Council

Council Tax: Band E

Tenure: Freehold and available with vacant possession upon completion.

Directions

From St Clears, take the road passing the Spar shop and then bear right at the junction for Llangynin. Travel in and through the village, turning right for Blaenwaun/Tegryn. The property is then found a short way along this road on the left hand side, as identified by our JJB Morris for sale sign.

What Three Words: ///manliness.heeding.seatbelt

Broadband Availability

According to the Ofcom website, this property has standard broadband available, with speeds up to 1mbps upload and 13 mbps 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 Availability

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

EE Voice - None & Data - None

Three Voice - Limited & Data - Limited

O2 Voice - None & Data - None

Vodafone. Voice - None & Data - None

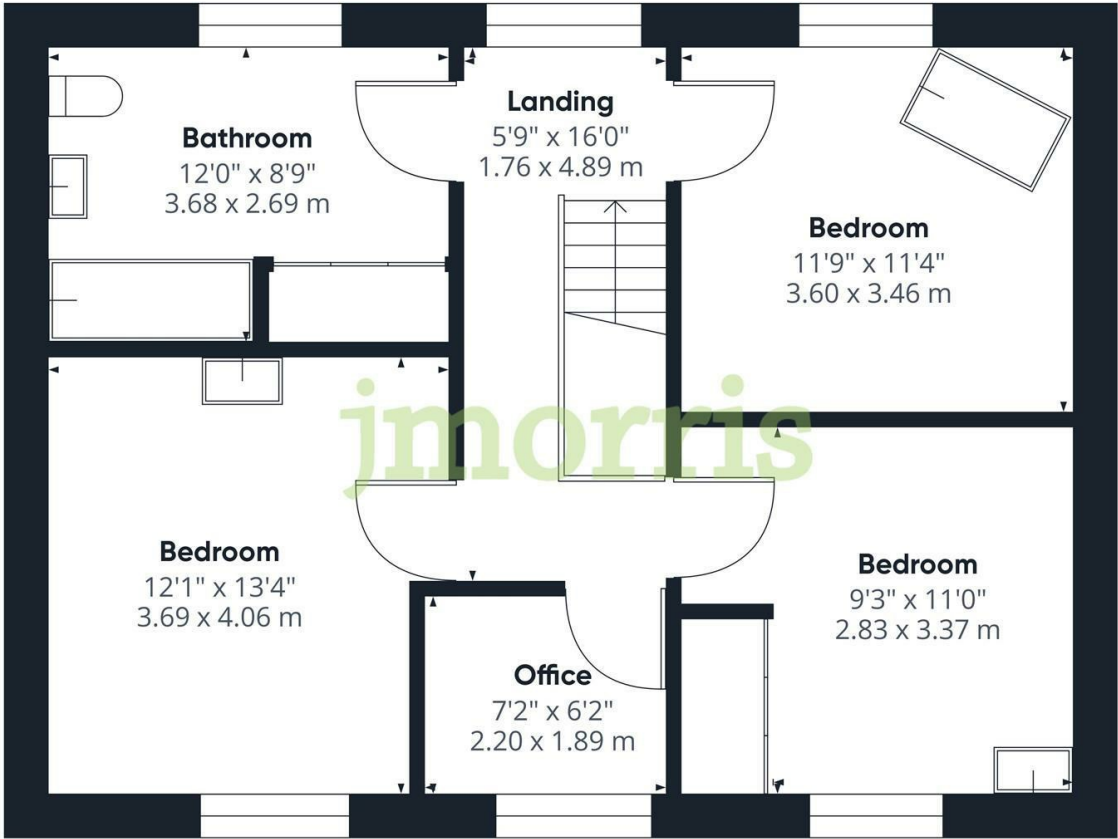
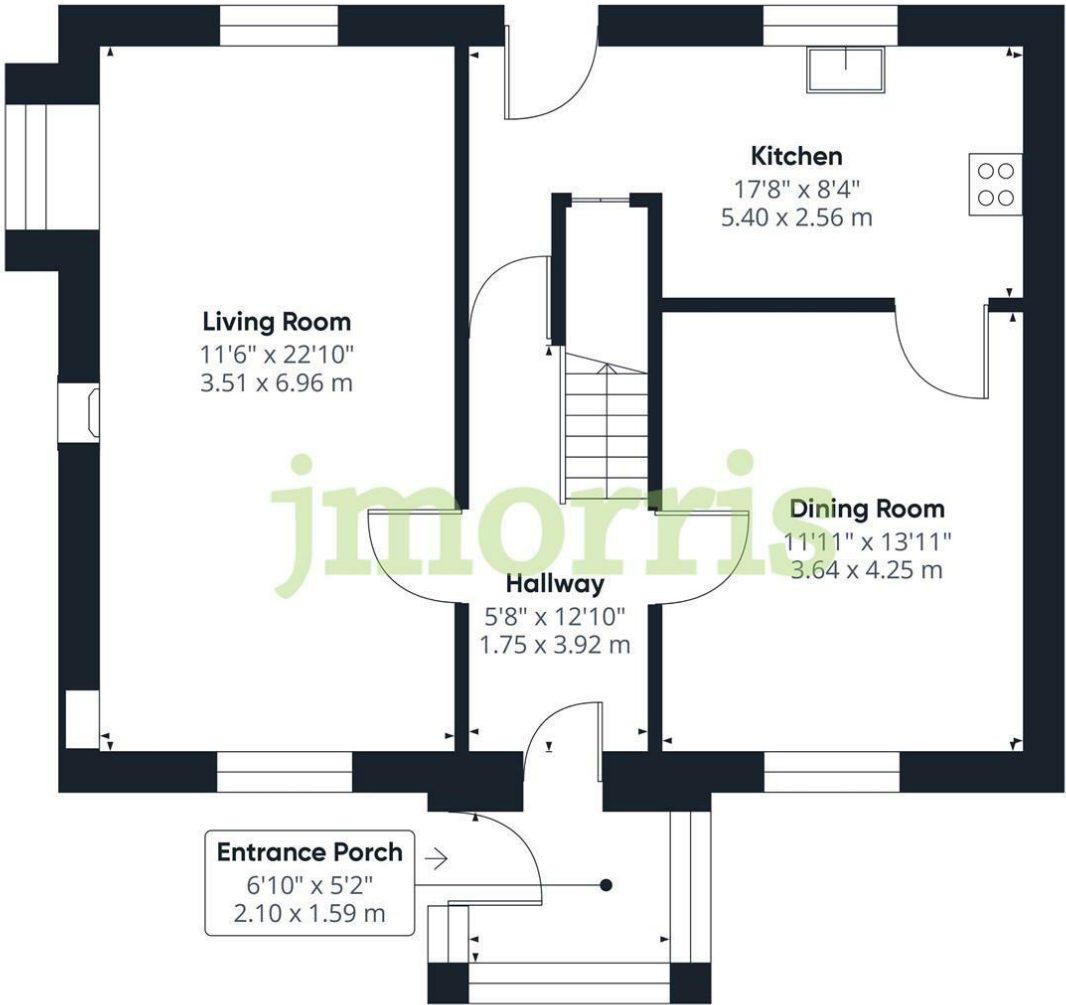
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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





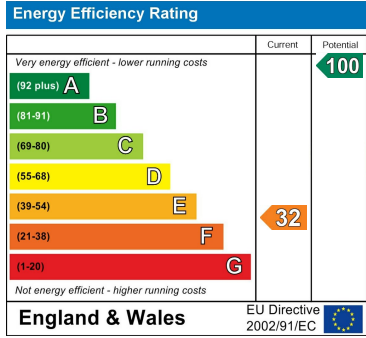
Floor Plan



Area Map



Energy Efficiency Graph



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.