



Meadow View, Blaenwaun, SA34 0JD

**Offers In The Region Of £397,500**

An incredibly spacious 5 bedroom detached dormer bungalow with 3 bathrooms and magnificent modern living space, finished to a high standard and designed to be a first class family home. From the moment you walk through the front door it is clear to see this home is something special! The layout and size of the property is exceptional, offering bright and appealing rooms that flow nicely and cannot fail to impress. The property has been cleverly designed with modern family living in mind, but it could also suit a couple who wish to have plenty of room for hobbies/crafts and space to accommodate visiting family. There are tremendous far reaching country views to the front, a landscaped rear garden with patio and plenty of parking space with a gravelled driveway and detached garage. Viewing is essential to appreciate this spectacular modern home.



### Situation

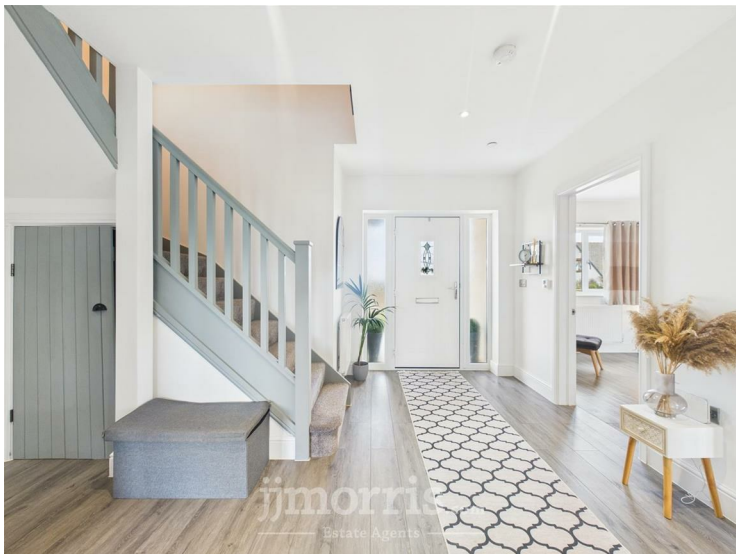
The property is situated in the small country village of Blaenwaun, which has a local friendly pub within walking distance from the property. The village is approximately 8 miles from St Clears town, 14 miles from Carmarthen town, 10 miles from Newcastle Emlyn town, 15 miles from Cardigan town and 14 miles from Narberth town, meaning all the neighbouring towns of the area are within a comfortable short drive. Near by villages such as Crymych offer good basic shopping, excellent schooling, leisure facilities and village amenities. The area around Blaenwaun is predominantly agricultural with rolling fields and beautiful countryside, being a wonderful setting to bring up a family or enjoy early retirement.

### Accommodation



Double glazed front door with frosted side panels opens into:

### Entrance Hall



Stairs rise to first floor, radiators, under stairs storage cupboard, doors open to:

### Lounge



With double glazed windows to side and front enjoying the country views, radiators, sliding double doors open to:



## Kitchen/Diner



Fitted with stylish wall and base storage cupboards, worktops over, island with breakfast bar, built in eye-level double ovens, sink unit, integrated dish washer, space for fridge freezer, tiled flooring, double glazed window to side

and bi-folding external doors to rear garden/patio, door back to hallway and door to:

## Utility



Continuation of tiled flooring, fitted storage cupboards and worktops, plumbing for washing machine and space for tumble dryer, wall mounted Worcester combi boiler serving the domestic hot water and central heating, double glazed windows and external door to rear/side.

## Bedroom 1



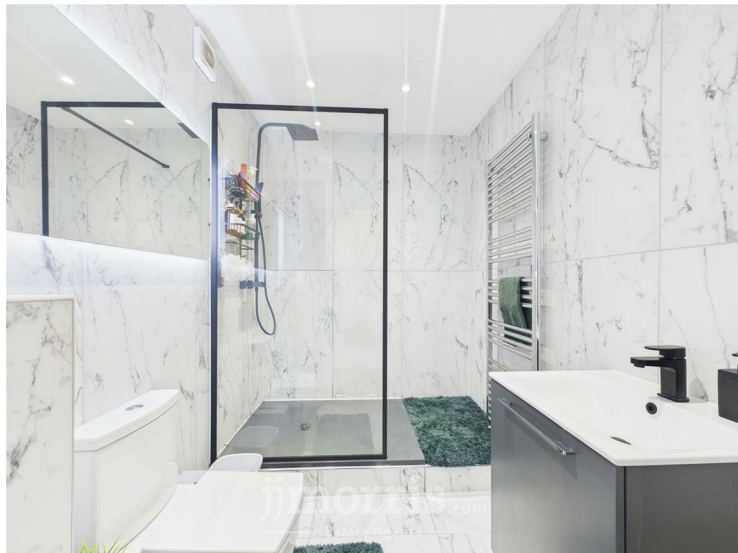


Double glazed window to rear and external patio doors, radiator, opening leads through to:

### Walk-In Dressing Room

Excellent storage space with radiator and door open to:

### En-Suite



Comprising a shower cubical and screen, W.C, wash hand basin set in vanity storage unit, heated towel radiator, LED mirror, tiled flooring and walls.

### Bedroom 2



Built in mirrored wardrobe, double glazed window to front, radiator.

### Bedroom 3



Double glazed window to front, radiator.



## Family Bathroom



Comprising a freestanding bath with mixer tap and shower over, W.C, pedestal wash hand basin, heated towel radiator, tiled floor and part tiled walls, double glazed frosted window to rear.

## First Floor Landing



Velux roof window to rear, radiator, built in storage cupboard, doors to:

## Bedroom 4



Velux window to rear, radiator.

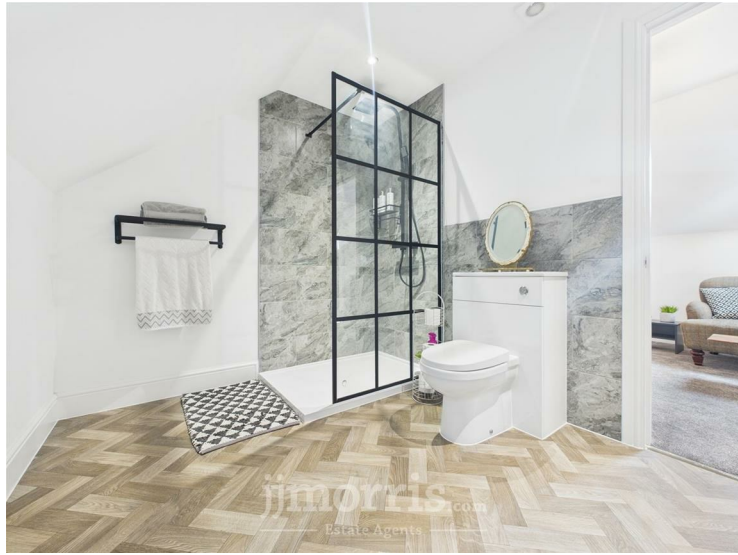
## Bedroom 5



Velux window to rear, radiator, opening to walk-in wardrobe/storage area with radiator.



## Shower Room



Comprising a shower cubical with screen, W.C, wash hand basin set in vanity unit, radiator.

## Externally



To the front of the property is a gravelled driveway providing ample off road car parking space and access to the garage. There is also a front lawn garden area and gated access leading to the rear. At the back of the garage is a useful gravelled area with gas tank, with gate leading to the main rear garden which has a good size lawn and patio.

## Detached Garage



With up and over door to front, pedestrian side door, power and lighting, ladder to loft storage.

## Directions

From Narberth, take the A40 to Whitland and at the roadhouse roundabout turn off signposted for Llanboidy but stay on this road all the way to Blaenwaun. Travel passed the pub on your left hand side and the property is found further ahead on the left as identified by of JJMorris for sale sign.

## Utilities & Services.

Heating Source: LPG Gas

Services -

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Carmarthenshire County Council

Council Tax: D

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///chefs.thousands.bloodshot

### **Broadband Availability.**

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.3mbps upload and 2mbps download and Superfast 20mbps upload and 80mbps 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 - Limited & Data - Limited

Three Voice - Limited & Data - Limited

O2 Voice - Limited & 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 and 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.

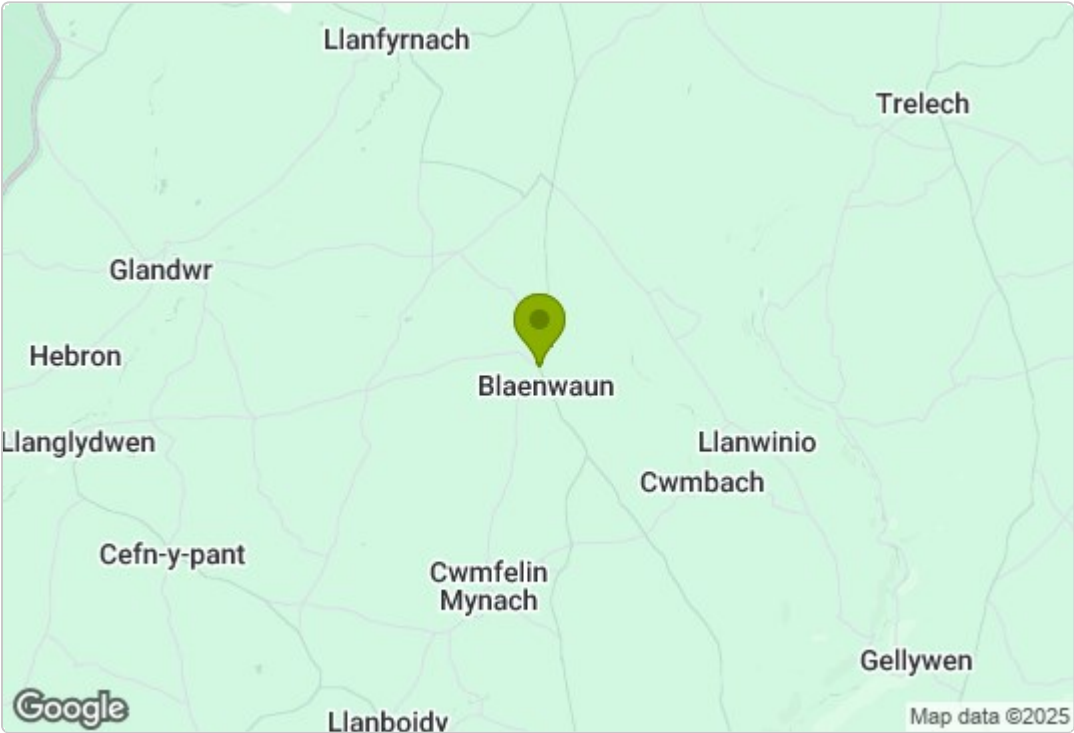
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough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



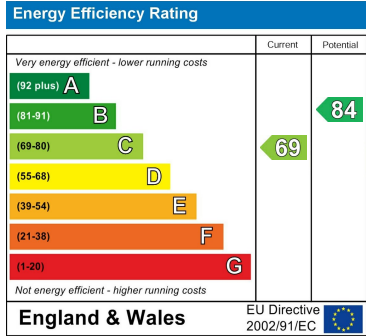
Floor Plan



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.