



Swn Yr Afon, Llanfallteg, Whitland

Offers In The Region Of £500,000

Virtual Viewing Tour Ready!

An incredibly spacious detached dormer bungalow with approximately 1.5 acres, situated in the popular country village of Llanfallteg. This large home has 4/5 bedrooms and generous living space with lovely far reaching views at the rear, overlooking the extensive grounds and rolling countryside beyond. It is set back off the village road with a private walled entrance, ample off road parking space and a detached double garage. Outside are truly fabulous large gardens with an adjoining meadow/paddock, all being well kept, level and extends down to the river Taf, from where otters and trout are often spotted.

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. It also has the benefit of a popular pub which serves good quality food. The market town of Narberth is only a 10 minute car drive away 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 Rugby Club. The market town of Whitland is also a short drive away and has a range of shops, garages, Primary School, Comprehensive School, Railway Station, Medical Centre etc. The Redhill high school is located just outside the neighbouring village of Clynderwen, which again is only a short 5 minute drive away. The A40 main road lies within 2 miles to the South and provides excellent road links to the larger towns of Haverfordwest and Carmarthen, whilst the ever popular coastal resorts of Saundersfoot and Tenby are within 10 miles to the South.

Entrance Hall

13'11 x 10'11 (4.24m x 3.33m)



Stairs to first floor, radiator, built in airing cupboard with radiator, doors open to:

Living Room

20'1 x 12'7 (6.12m x 3.84m)



Double glazed bay window to front, double glazed window to side, brick inglenook fireplace, tiled hearth, beam over, radiator, archway to Kitchen.



Kitchen

20'1 x 11'10 (6.12m x 3.61m)



Fitted wall and base storage units with worktops over, 1 and a half bowl single drainer sink, plumbing for dishwasher, space for cooker with extractor canopy over, part tiled walls, wood laminate flooring, double glazed windows to rear & side with views, radiator, double glazed French doors to rear patio, door to Utility.

Dining Room

15'4 x 9'11 (4.67m x 3.02m)



Double glazed window to front, radiator, built in wardrobe.

Bathroom

11'10 x 7'8 (3.61m x 2.34m)



Bath, shower cubicle, WC, wash hand basin set in vanity storage units, with fitted cupboards, part tiled walls, heated towel radiator, frosted double glazed window to rear.

Utility

11'10 x 5'9 (3.61m x 1.75m)

Double glazed external door to rear with window, wood laminate flooring, Viessmann boiler servicing the domestic hot water and central heating, plumbing for washing machine, door back to hallway.



Bedroom 1

14'1 x 12' (4.29m x 3.66m)



Double glazed window to rear, built in wardrobe, radiator, doorway to:

Ensuite

8'10 x 6'7 (2.69m x 2.01m)



Bath, WC, wash hand basin set in vanity unit with storage and worktop, part tiled walls, radiator, frosted double glazed window to rear.

Bedroom 2

15'5 x 11'9 (4.70m x 3.58m)



Double glazed window to front, radiator.

First Floor Landing

Velux window to rear, doors to:

Bedroom 3

22'2 x 14'10 (6.76m x 4.52m)



Velux windows to rear with views, eaves storage, radiator.

Play Room

14'10 x 13'8 (4.52m x 4.17m)



Velux window to rear with views, eaves storage, radiator. Door opens to:

Bedroom 4

14'9 x 11'6 (4.50m x 3.51m)



Velux window to rear, radiator.

Externally



Front and side driveway providing plenty of room for parking and turning, leading to garage. At the rear there is a large patio and fantastic lawn garden and adjoining paddock which extend down to a small river with 15ft frontage and fishing rights.

Double Garage

28' x 20 (8.53m x 6.10m)



Double roller door to front, inspection pit, secondary glazed window to side, pedestrian door to side, power, lighting, stairs to store room over the garage which would make an excellent office or play room etc.

Garden



Paddock



Utilities & Services

Heating Source: LPG Gas Central Heating (underground tank maintained by Flogas with electronic level reader).

Services -

Electric: Mains - There are Solar panels with a feeding tariff, paying a quarterly income and has significantly helped lower the property electric bills.

Water: Mains

Drainage: Private Drainage

Local Authority: Carmarthenshire County Council

Council Tax: F

Tenure: Freehold and available with vacant possession upon completion.

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 on your left hand side you will find the property as identified by our JJMorris for sale sign.

Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.5mbps upload and 3mbps 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 - Limited & Data - Limited
Three Voice - Likely & Data - Likely
O2 Voice - Limited & Data - Limited
Vodafone Voice - None & Data - None

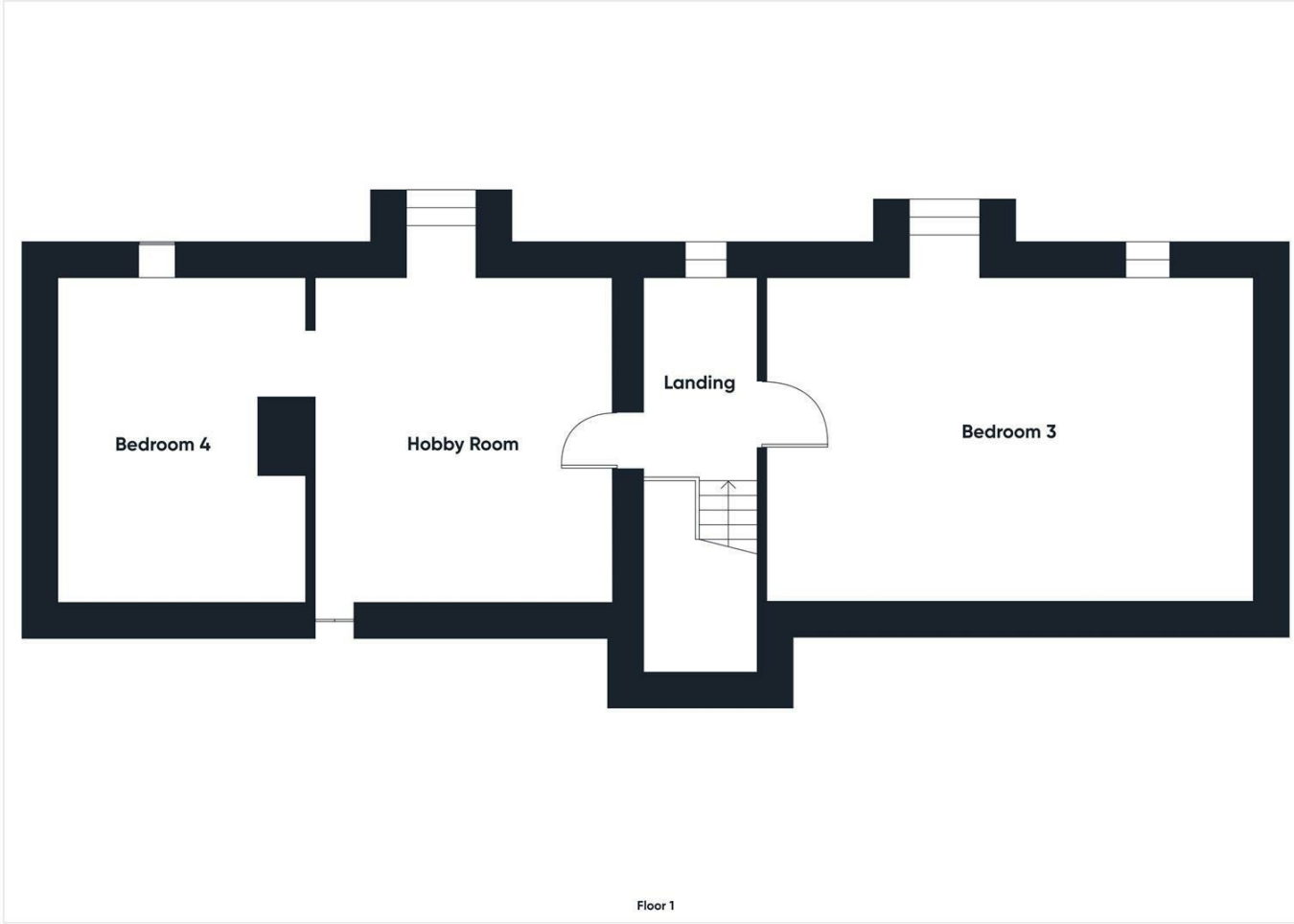
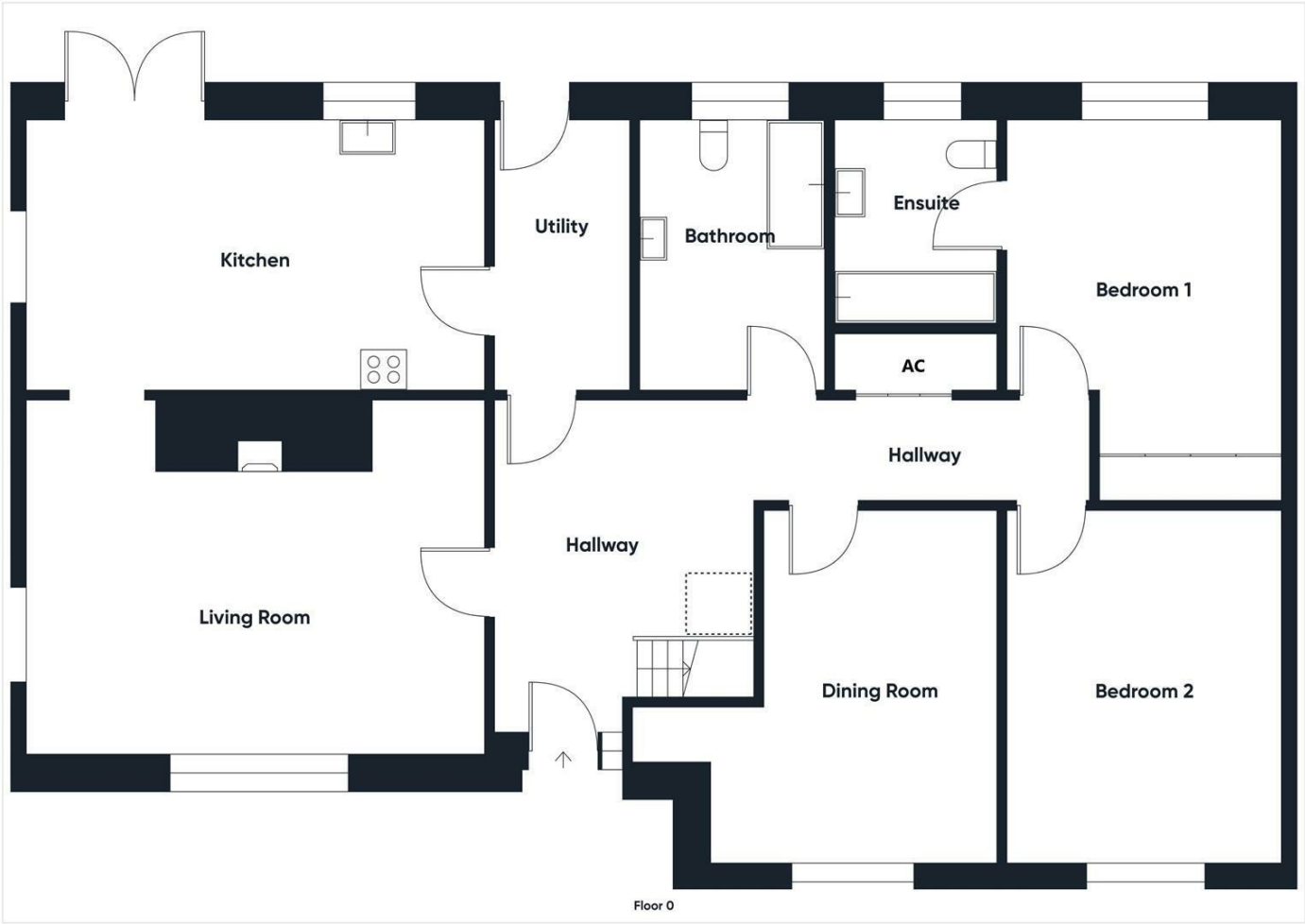
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

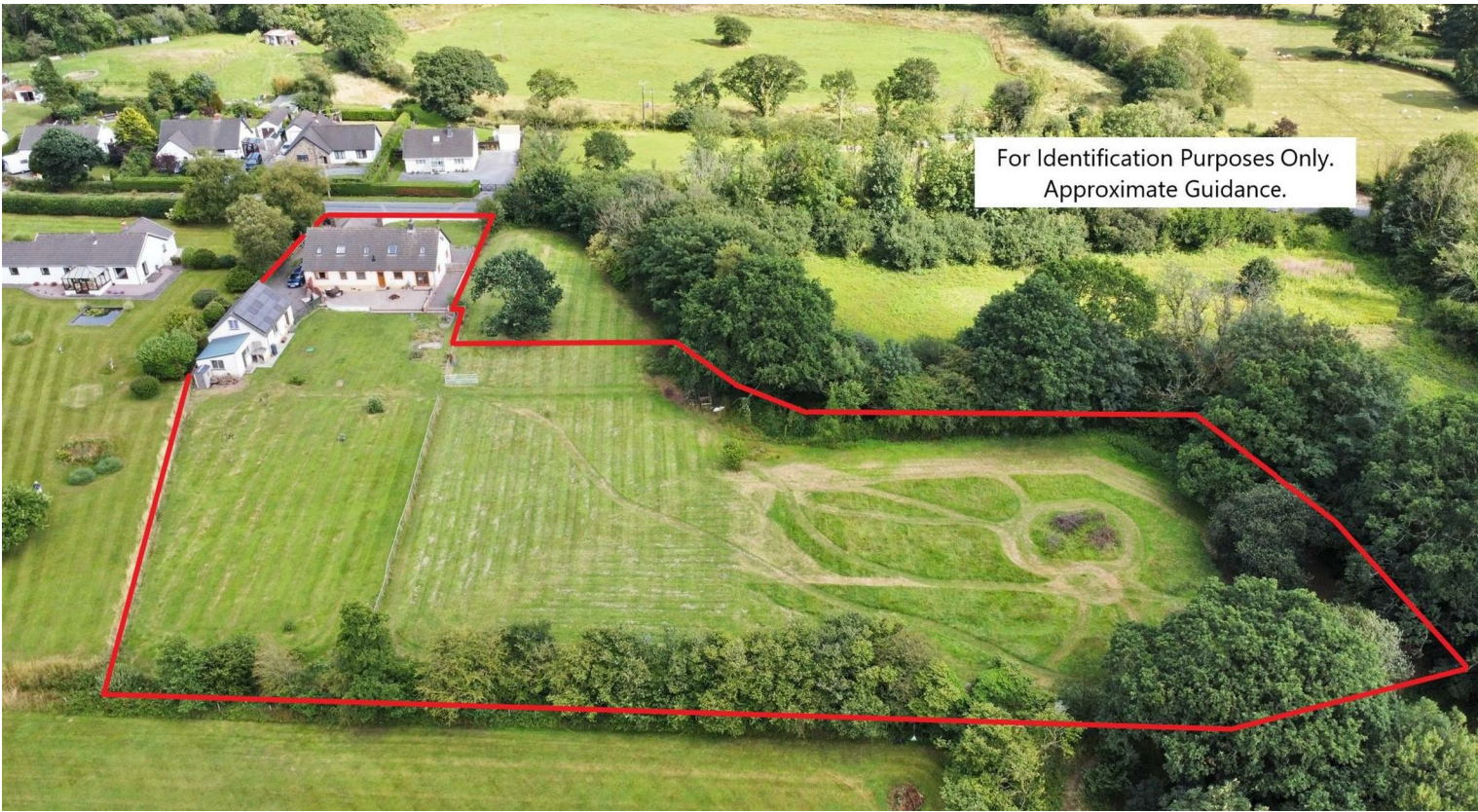
Anti Money Laundering & Ability To Purchase

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.

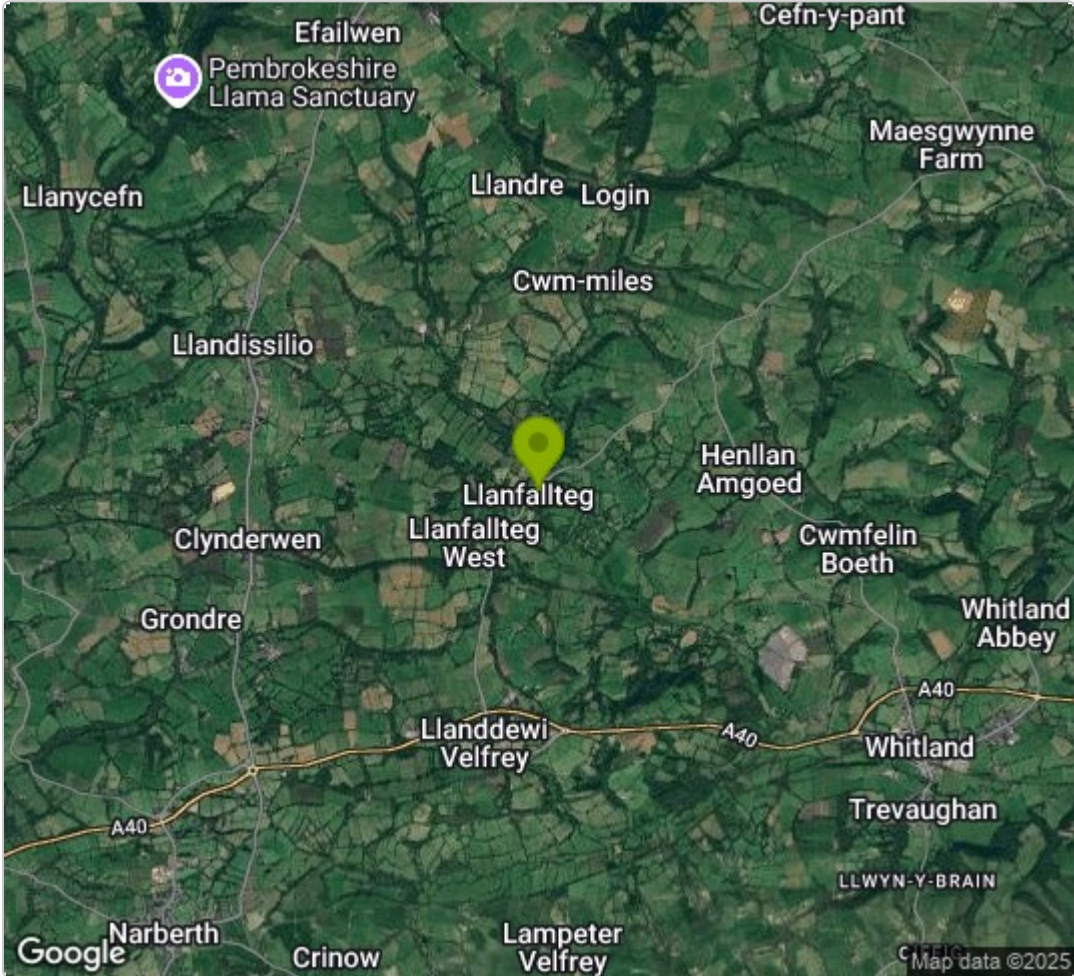
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough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

Floor Plan

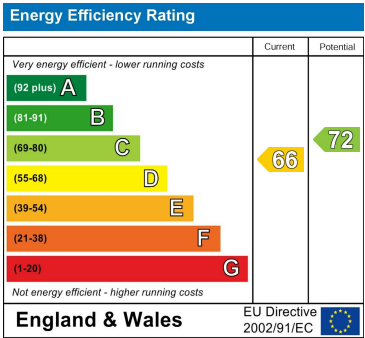




Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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