



Maes Y Wennol, Trem Y Cwm, Llangynin, St Clears, SA33 4JQ

Offers In Excess Of £415,000

A truly superb 4 bedroom detached house, providing beautifully presented spacious accommodation which is impeccably kept throughout, boasting exceptional far reaching countryside views, 4 bedrooms with a master en-suite, open-plan living space with balcony and a further 2nd family lounge on the ground floor. The property is situated on a residential cul-de-sac within the popular village of Llangynin, West Carmarthenshire, roughly 3 miles from the busy small town of St Clears. There is ample off road car parking with a brick paved driveway, an integral garage and stunning colourful gardens to the rear and side. Viewing is absolutely essential to appreciate this 3 storey house for all its appeal, especially the views!

Situation

The small country village of Llangynin is situated a mile or so north west of the small town of St Clears, which has the benefit of a good range of local services and facilities, to include a traditional shopping high street. The A40 dual carriageway is accessed from St Clears and provides an excellent road link to the larger town of Carmarthen, some 10 miles or so to the east. Other towns in the area, such as Whitland, Narberth etc are also within a comfortable driving distance, as well as the superb scenery of the west Wales coastline with many beaches and cliff top walks to enjoy.

Accommodation

Double glazed front door opens into:

Front Porch

Tiled flooring, double glazed windows to both sides, door opens to:

Hall / Dining Room



Oak wooden flooring, double glazed window to front, stairs rise up to second floor and lower to ground floor. Door opens to:

Kitchen



Fitted with a modern range of wall and base storage units with worktops over, one and a half bowl stainless steel sink and drainer, 4 ring induction hob, extractor hood, eye level double oven, tiled splash backs, integrated dish washer, full height freezer and undercounter fridge. Tiled flooring, double glazed window to rear enjoying incredible far reaching views, breakfast bar, door to utility, open plan accommodation leads on to:

Lounge / Diner



Balcony



Providing an elevated good size seating area across the back of the house and enjoying the fabulous countryside views, as well as views over the rear garden.

Utility



Fitted with a range of wall and base storage units with worktops over, tiled splash backs, single drainer stainless steel sink, plumbing for washing machine and space for tumble dryer, continuation of tiled floor, double glazed window to rear, doors to Balcony, integral garage and:

Cloak Room

W.C, pedestal wash hand basin, tiled floor, frosted double glazed window to side.

Integral Garage

With an electric up and over door to front, frosted double glazed window to side, Grant oil fired boiler serving the domestic hot water and central heating. Please note the property enjoys under floor heating on the ground and first floors. The second floor enjoys conventional radiators.



Double glazed French external doors to rear balcony seating area where there are simply amazing far reaching countryside views. Dining area for table and chairs, lounge area with double glazed window to front, door back to hall/dining room.

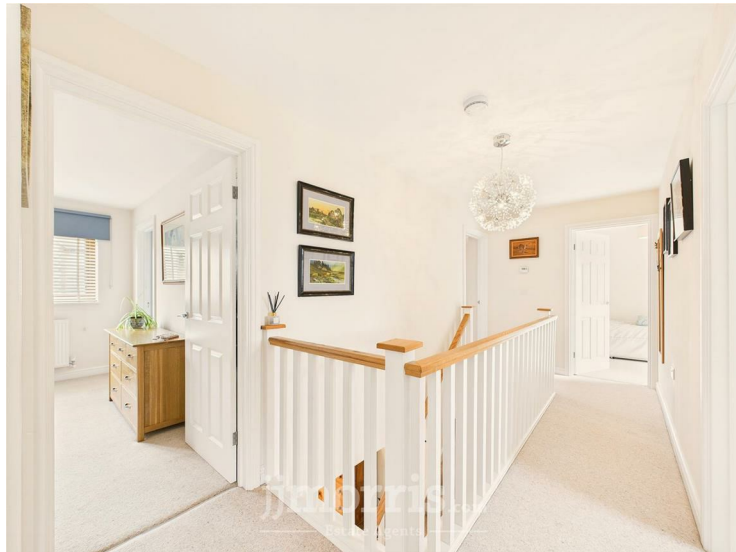
Ground Floor Family Lounge



Accessed off a stairwell lobby area. 2 x Double glazed external French doors to rear garden, lots of space for a second lounge or a children's play room etc.

There is even scope for this to be used as a 5th bedroom/studio etc.

First Floor Landing



Spindle balustrades, doors to:

Bedroom 1 (Master)



Double glazed window to front, radiator, built in airing cupboard with hot water cylinder, radiator and roof Solar panel controls. Door opens to:

En-Suite



Comprising a large walk-in shower cubical, wall hung wash hand basin, W.C, heated towel radiator, part tiled walls.

Bedroom 2



Double glazed window to rear going down to floor level so the incredible views are best enjoyed, radiator.

Family Bathroom



Comprising a panelled bath, corner shower cubical, wall hung wash hand basin, W.C.

Bedroom 3



L-shaped room with double glazed roof window enjoying the fabulous views, radiator.

Bedroom 4



Double glazed window to front, radiator.

Externally





To the front of the property there is a brick paved driveway providing ample off road car parking space, as well as a gravelled garden area. Fenced and gated access on both sides lead down to a beautiful colourful garden with lawn, flower borders and a good size patio seating area. External access is gained into a useful store room and W.C.

Directions

From the town of St Clears, take the road passing the Spar mini-market on your right and then turn right signposted Llangynin. Travel on this road for roughly 3 miles until reaching the village itself. Take the left hand turning into Trem Y Cwm and the property is identified by our JJMorris for sale sign.

Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains & Solar - contributing towards the hot water.

Water: Mains

Drainage: Private

Local Authority: Carmarthenshire County Council

Council Tax Band : F

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: [///competing.glades.shoebox](https://www.threewords.co.uk/competing-glades-shoebox)

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 4mbps download and Ultrafast 220mbps upload and 1800mbps download. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.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 & Data - 80%

Three Voice & Data - 51%

O2 Voice & Data - 67%

Vodafone Voice & Data - 75%

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](https://www.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.

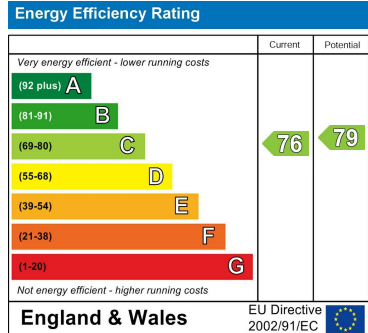
Floor Plan



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.

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