



Cnocell Y Coed, Llanfallteg, SA34 0UP

Offers In The Region Of £465,000

A detached 4 bedroom dormer bungalow, set within half an acre, boasting superb mature gardens and delightful accommodation, all being extremely well kept and presented to a high standard. The property is situated on the periphery of Llanfallteg village, roughly 5 miles from the popular town of Narberth and only 2 miles from the new A40 connecting to Carmarthen/Haverfordwest. Internally, the living space is generously sized, being open plan and enjoying lovely views over the grounds. There is a good size farmhouse style kitchen, 2 double bedrooms and a bathroom on the ground floor, whilst upstairs enjoys a further 2 double bedrooms, office/store room and bathroom. It is all well designed and planned out, particularly suiting a family or couple wishing to have extra space for visitors. Outside there is ample parking with a large gated driveway and detached double garage. Front and rear gardens which are beautifully maintained with extensive lawns, an array of specimen trees, ornamental shrubs, flowers and vegetable beds. Any keen gardener searching for a large detached home would be well advised to come and view this fabulous property.

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 with the benefit of a popular pub which serves good quality food, children's play area and village hall. 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.

Accommodation



Double glazed front door opens into:

Entrance Hall



Double glazed window to front, radiator, built in storage and airing cupboards, doors open to:

Dining Room / Study



Double glazed window to rear, external double glazed

sliding door to rear garden, stairs rise to first floor, radiator, room has an open plan layout leading around to:

Living Room



Double glazed windows to front and side, fireplace housing a wood burning stove, radiator.

Kitchen / Diner



Range of fitted wall and base storage units with worktops over, one and a half bowl single drainer sink unit, tiled splash backs, space and plumbing for washing machine and dish washer, Rangemaster cooker, extractor hood over, pine flooring, Worcester oil fired boiler serving the domestic hot water and central heating, radiator, double glazed external door and window to rear garden, space for table and chairs.

Bedroom 1



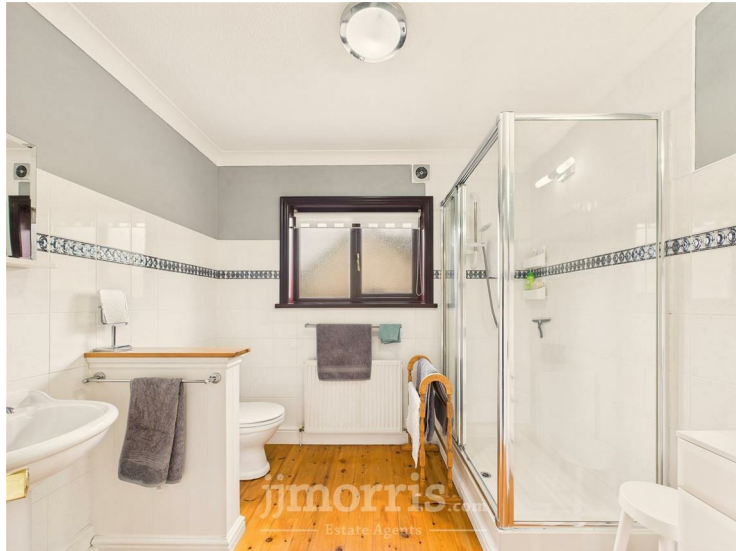
Double glazed window to front, pine flooring, radiator.

Bedroom 2



Double glazed window to front, radiator.

Bathroom



Comprising a large shower cubical, W.C, pedestal wash hand basin, pine flooring, part tiled walls, frosted double glazed window to side, radiator,

First Floor Landing



Velux roof window to rear, doors to:

Bedroom 3



Velux roof window to rear with window seat, radiator, access to eaves storage space.

Bedroom 4



Velux roof window to rear, radiator, door to:

Office / Store Room

Walk-In store room/office space.

Bathroom 2



Comprising a bath with mixer shower over, W.C, pedestal wash hand basin, Velux roof window to rear, part tiled walls.

Externally







To the front of the property there is a good sized gated driveway providing ample off road parking space, leading down to a detached double garage, and large front garden with lawn and mature well established borders. Access on both sides leads to the rear, with side log storage. The rear garden is especially impressive with mature beds and borders, expansive lawn, specimen native trees, shrubs, vegetable beds etc. At the far back of the garden there are lovely views across open countryside.

Detached Double Garage



Standing to the side of the dwelling, with 2 up and over garage doors, power, lighting and boarded loft space.



Directions

From Narberth take the A40 towards St Clears/Carmarthen and after a few miles turn right sign posted to Llanddewi Velfrey and then turn left sign posted for Llanfallteg. Proceed towards the village of Llanfallteg and the property is located on the right hand side, identified by our JIMorris for sale sign.

Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Private Septic Tank

Local Authority: Carmarthenshire County Council

Council Tax Band: F

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///then.messing.tarnished

Broadband Availability.

According to the Ofcom website, this property has both standard and ultrafast broadband available. 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 & Data - 78%

Three Voice & Data - 71%

O2 Voice & Data - 61%

Vodafone Voice & Data - 75%

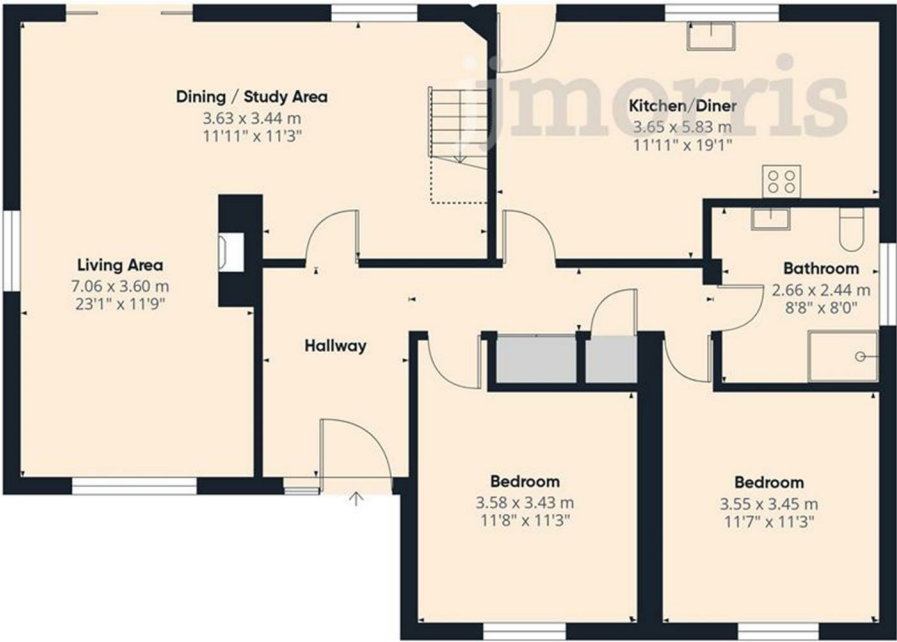
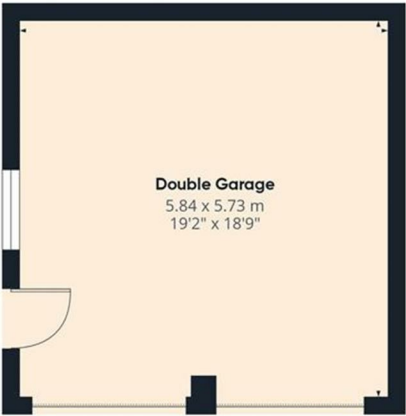
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.org.uk) and was correct at the time of production. Prospective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

Anti Money Laundering and Ability To Purchase

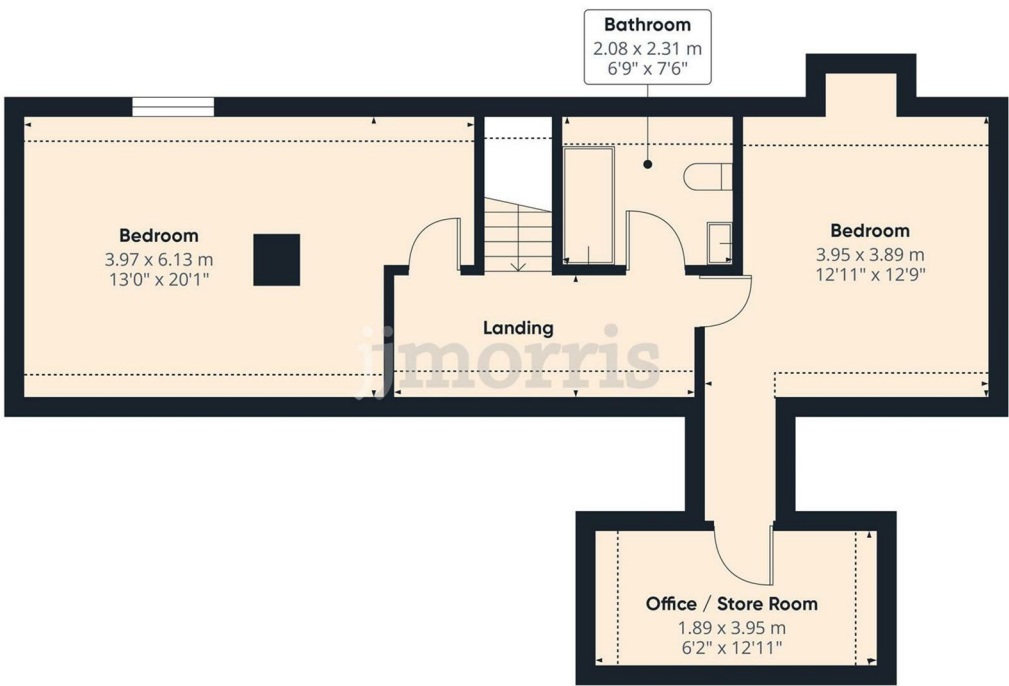
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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



Floor 0



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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