



Meadows End, Llanfallteg, SA34 0UW

Offers In The Region Of £445,000

An incredibly spacious 4 bedroom detached family house, providing exceptionally well kept and neatly presented accommodation, with a fabulous garden and ample off road car parking for several vehicles/motorhome etc, situated in the lovely country village of Llanfallteg. This generously sized property would make an excellent home for a family with children, offering plenty of space for all ages to enjoy, with a choice of rooms which could be used as studies or play rooms etc, plus an integral garage and 4 large bedrooms upstairs, with a master en-suite. The garden is a particular feature, boasting a sunny patio/entertainment area, good size level lawn, mature shrubs and ornamental trees, all creating a relaxing escape for a family to enjoy. Viewing is essential to fully appreciate the overall size of the property and its well designed layout.

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

Frosted double glazed front door opens into:

Front Porch



Tiled flooring with underfloor heating, part tiled walls, double glazed window to front, decorative glazed wooden door with matching side panel leads on to:

Entrance Hall



An impressively large area with oak staircase rising to the first floor, tiled flooring with underfloor heating, doors open to:

Cloak Room

Comprising a W.C, pedestal wash hand basin, tiled flooring with underfloor heating, part tiled walls, frosted double glazed window to front, built storage cupboard.

Study



Double glazed window to front, underfloor heating.

Office



Large double glazed window to rear, underfloor heating.

Living Room



Entered via glazed double doors. External double glazed doors to both sides leading outside to the garden/patio,

large double glazed viewing window, fireplace with gas fired stove/mock wood burner.

Kitchen/Diner



Fitted with a range of wall and base storage units with wooden worksurfaces over, one and a half bowl sink, 4 ring

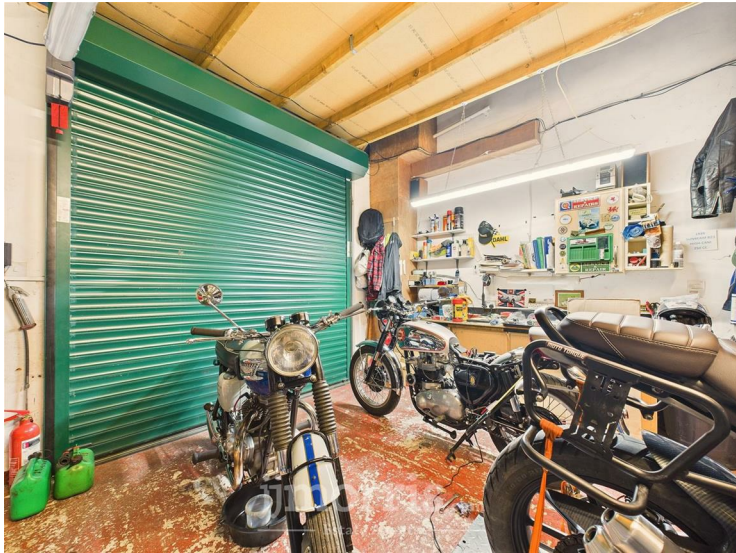
gas hob with extractor hood over, tiled splash backs, integrated dish washer, eye-level electric oven, integrated fridge/freezer, kitchen island with breakfast bar, double glazed window to front, dining area with ample space for table and chairs, external double glazed doors to rear patio/garden, tiled flooring with underfloor heating. Door to:

Utility



Fitted with wall and base storage units, worktops, single drainer sink, plumbing for washing machine, double glazed external door and window to rear garden, underfloor heating, door to walk-in storage cupboard. Door to:

Integral Garage



With electric roller garage door to front, power, lighting, fitted storage cupboards and worktop. Worcester boiler serves the domestic hot water and central heating (underfloor heating on the ground floor and conventional radiators on the first floor). Stairs rise up to a double loft storage area.

First Floor Landing



Oak spindle balustrade, access to loft, built in airing cupboard, radiator, doors to:

Bedroom 1



Double glazed window to rear with lovely views, radiator, twin built-in wardrobes. Door to:

En-suite



Comprising a bath with mixer shower over, pedestal wash basin, corner shower cubicle, frosted double glazed window to rear, tiled flooring, tiled walls, radiator, towel radiator.

Bedroom 2



Double glazed windows to the rear and side elevations enjoying lovely views, twin built-in wardrobes, radiator.

Bedroom 3



Double glazed window to front, radiator.

Bedroom 4



Double glazed window to front, radiator.

Bathroom



Comprising a bath with mixer shower over, W.C, pedestal wash hand basin, corner shower cubicle, frosted double glazed window to rear, tiled flooring, tiled walls, radiator, towel radiator.

Externally





To the front of the property there is a large hardstanding gated driveway providing plenty of space for ample parking, with enough room for several vehicles and if required a motorhome/boat etc as well. There are well kept mature hedgerow borders and colourful garden areas, plus a good size timber storage shed. On the far side, adjoining the house, there is a second timber storage shed. On the near side there are wooden gates leading to a side car port/further parking area. To the rear the property boasts an impressive mature garden with sunny patio seating area, extensive lawn, shrubs, ornamental trees, small pond, vegetable growing area with greenhouse, composting area etc. The garden is a true delight and adults and children are sure to enjoy playing and relaxing in it.

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 JJMorris for sale sign.

Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Private Treatment Plant

Local Authority: Carmarthenshire County Council

Council Tax Band: G

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///doses.stars.slim

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 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.

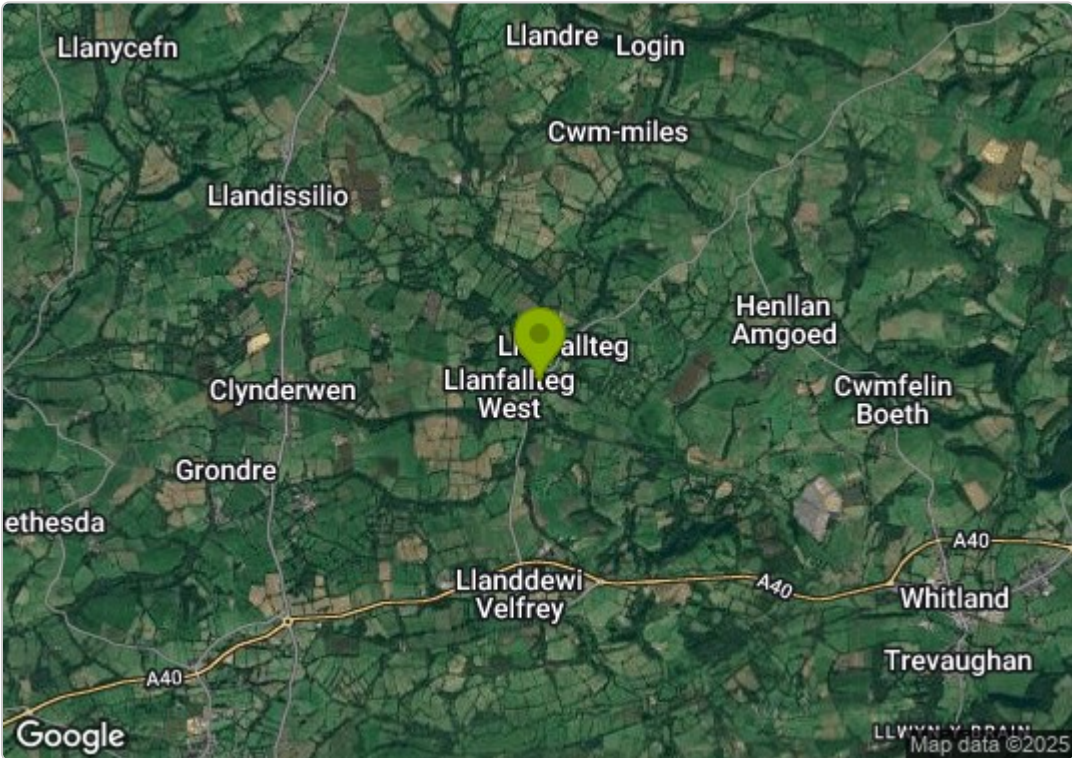
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the

sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

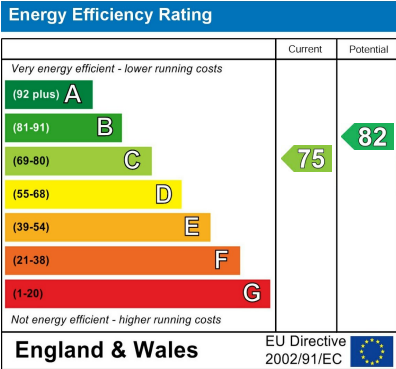
Floor Plan



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.