Anna Ashton
ESTATE AGENTS

Nantvilla Nantrhibo, Llandeilo, Llandeilo, SA19 6AJ

Offers in the region of £369,000

We are pleased to offer this spacious detached characterful property for sale in the village of Nantrhibo near Llandeilo. Accommodation comprises entrance hall, lounge, dining room, kitchen, utility room, rear hall, 5 bedrooms and bathroom, games room, gym room, garage and further block built outbuilding and large rear garden . The property benefits from oil central heating, uPVC double glazing and off road parking.

Ground Floor
with uPVC double glazed entrance door to

Entrance Hall
With stairs to the first floor and radiator.

Lounge
18'7" x 11'10" (5.68 x 3.61)

With stone surround fireplace with multi fuel burner, radiator, exposed beams and 2 uPVC double glazed window to the front.

Dining Room
10'4" x 12'1" (3.15 x 3.69)

With fireplace with feature surround, built in cupboard, window seat, laminate floor, dado rail, radiator, exposed beams and uPVC double glazed window to the front.

Kitchen
13'11" x 9'4" (4.26 x 2.85)

With a range of base and wall units, display cabinets, 1.5 bowl sink unit with mixer taps, 4 ring electric hob with extractor over, plumbing for automatic dishwasher, part tiled walls, tiled floor, radiator and uPVC double glazed window to the rear.

Rear Hall
2'10" x 4'3" (0.88 x 1.30)
With built in cupboard, tiled floor and uPVC double glazed door to the rear. Steps down to

Utility
8'1" x 12'5" (2.48 x 3.80)
With stainless steel sink unit, plumbing for automatic washing machine, free standing oil burner providing domestic hot water and central heating, hot water cylinder and uPVC double glazed windows to the side and rear.

First Floor

Landing
With radiator, exposed beams and uPVC double glazed window to the front,.

Bedroom 1
16'3" x 10'3" (4.97 x 3.14)

With fitted wardrobes, radiator and uPVC double glazed window to the front.

Bedroom 2
15'3" x 11'6" (4.65 x 3.52)

With radiator, beamed ceiling and 2 eaves storage cupboards and uPVC double glazed window to the side.

Bedroom 3
15'7" x 9'5" (4.77 x 2.89)

With radiator, beamed ceiling and 2 eaves storage cupboards and uPVC double glazed window to the side.

Bedroom 4
8'8" x 10'9" (2.65 x 3.30)

With radiator, built in cupboard, exposed beams and uPVC double glazed Velux window to the front.

Bedroom 5
7'1" x 9'8" (2.18 x 2.97)

With radiator, beamed ceiling and velux window to the front.

Bathroom
7'5" x 9'8" (2.27 x 2.96)

With low level flush WC, vanity wash hand basin with cupboards under, panelled bath, shower cubicle with mains shower, part tiled walls, laminate flooring, built in cupboard, radiator, beamed ceiling with downlights and uPVC double glazed window to the rear.

Outside
enclosed front garden, side drive leading to off road parking for several cars, large lawned garden with mature shrubs and trees, fish pond, enclosed smaller lawned garden and outside WC.

Games Room
11'3" x 19'8" (3.43 x 6.01)

With uPVC double glazed door to the side and rear and window to side.

Gym Room
15'9" x 17'3" (4.82 x 5.26)

With power and light connected, stairs to the first floor and door to the side.

Garage
18'0" x 13'8" (5.51 x 4.18)
With up and over door, uPVC double glazed window to the side and power and light connected.

Block built outbuilding
44'4" x 10'5" (13.52 x 3.20)
With double doors and side door.

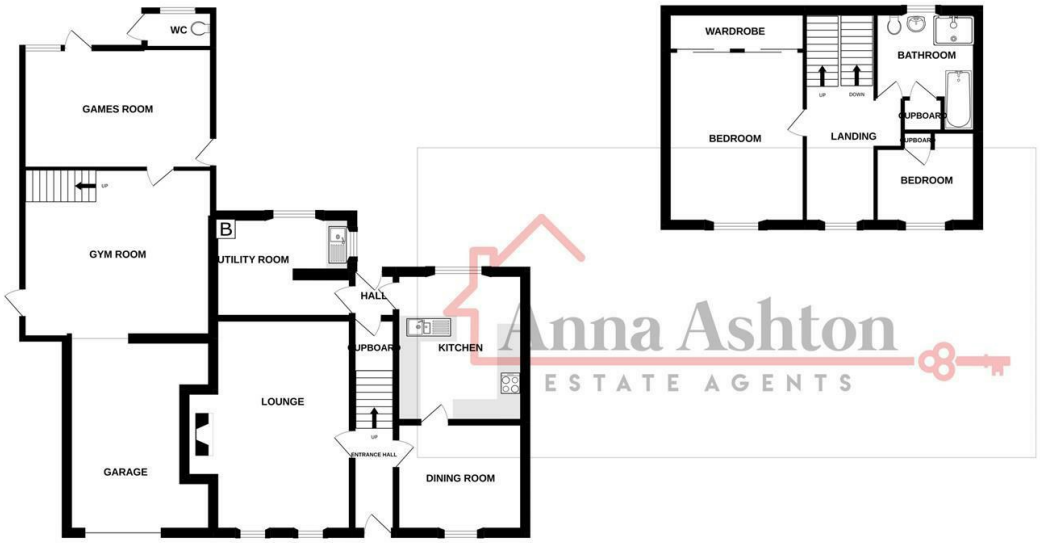
Services
With mains electric, water and drainage and oil central heating.

Council Tax
Band F.

Note
All photographs are taken with a wide angle lens.

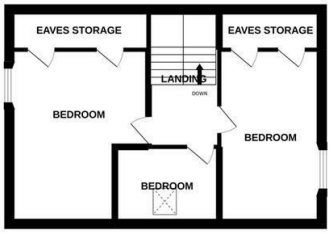
Directions
Travel through the town of Llandeilo and at the roundabout take the first exit onto the A40, take the first right for Penybanc and first right into Nantrhibo. Follow the road to the right and the property can be found at the end of the dead end road.

GROUND FLOOR



1ST FLOOR

2ND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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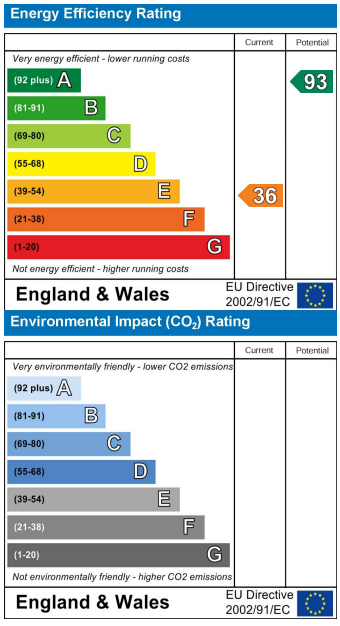

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.