

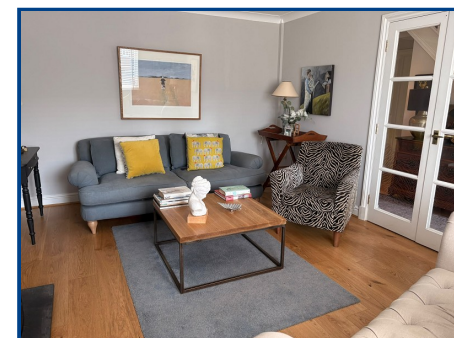
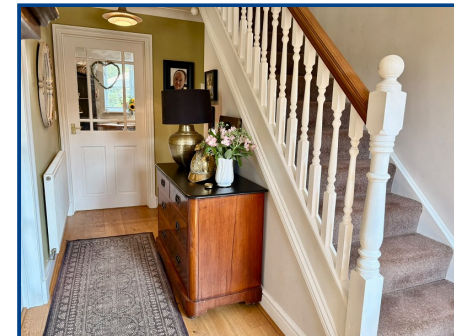


**12 Llys Pencrug  
Llandeilo  
Carmarthenshire  
SA19 6RX**

Price **£450,000**



- Detached executive family residence
- Four well-proportioned bedrooms
- Principal bedroom with en-suite
- Well-appointed kitchen with adjoining dining/family space
- Private driveway providing off-road parking
- Beautifully manicured front and rear gardens
- Sought-after residential development
- Walking distance to Llandeilo town centre



Viewing: **01558 823 601** Website: [www.ctf-uk.com](http://www.ctf-uk.com) Email: [llandeilo@ctf-uk.com](mailto:llandeilo@ctf-uk.com)

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**General Description**

An Exceptional Four Bedroom Detached Family Home with Integral Garage and Beautifully Landscaped Gardens. Situated within the highly sought-after residential development of Llys Pencrug on the edge of the picturesque market town of Llandeilo, this beautifully presented four-bedroom detached home offers generous family accommodation, an integral garage and impeccably maintained gardens, creating an ideal home for those seeking both space and style.

## Llys Pencrug, Llandeilo, Carmarthenshire.

### Property Description

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Situated within the highly sought-after residential development of Llys Pencrug on the edge of the picturesque market town of Llandeilo, this beautifully presented four-bedroom detached home offers generous family accommodation, an integral garage and impeccably maintained gardens, creating an ideal home for those seeking both space and style.

Occupying an attractive plot, the property immediately impresses with its handsome natural stone façade, private driveway and manicured front garden, reflecting the care and attention that has been invested throughout the home.

The welcoming entrance hall leads to well-proportioned reception rooms, designed to accommodate both everyday family life and entertaining. The spacious living room provides a comfortable retreat, while the well-appointed kitchen serves as the heart of the home with ample workspace and storage, complemented by adjoining dining and family areas.

A ground floor cloakroom and useful utility room add further practicality, with internal access to the integral garage providing additional convenience.

To the first floor are four generously sized bedrooms, including an impressive principal bedroom with en-suite facilities. The remaining bedrooms are served by a well-appointed family bathroom, offering excellent accommodation for growing families or visiting guests.

The exterior of the property is equally impressive. The front garden has been beautifully landscaped with manicured lawns, mature topiary planting and attractive paved pathways leading to the entrance. A private driveway provides off-road parking and access to the integral garage.

To the rear, the enclosed garden has been thoughtfully designed to provide an attractive and peaceful outdoor space, featuring carefully maintained lawns, established planting and seating areas ideal for relaxing or entertaining throughout the year.

Llys Pencrug is one of Llandeilo's most desirable residential addresses, conveniently positioned within

walking distance of the town centre. Llandeilo is renowned for its independent boutiques, cafés, restaurants and artisan shops, together with excellent schooling and leisure facilities. The town also enjoys superb access to the beautiful Tywi Valley, the Brecon Beacons National Park and the M4 corridor via Carmarthen.

### Front Door

### Entrance Hall

With engineered oak flooring, coved ceiling, radiator, under stair cupboard and stairs to first floor.

### Snug/Home Office (8' 0" x 10' 9") or (2.45m x 3.27m)

With radiator, double glazed window and coved ceiling.

### Living Room (11' 8" x 15' 11") or (3.55m x 4.85m)

With double glazed window, coved ceiling, radiator and engineered oak flooring.

### Cloak Room (8' 0" x 4' 9") or (2.45m x 1.45m)

With radiator, part timber panelled walls, coved ceiling, tiled floor, extractor fan, low level WC and wash hand basin.

### Kitchen/ dining room (9' 8" x 27' 10") or (2.95m x 8.48m)

With coved ceiling, double glazed window and door. Wall, base and drawer units, ceramic bowl and a half sink unit with drainer and mixer tap. Down lights, part tiled walls, integrated dishwasher, Belling Range style electric oven with five ring ceramic hob and warming plate. Extractor hood and two radiators.

### Garden room (9' 9" x 19' 6") or (2.96m x 5.94m)

With engineered oak flooring, coved ceiling, radiator, bi-fold doors, double glazed patio doors and window.

### Integral Garage/ Utility (35' 0" x 11' 1") or (10.67m x 3.37m)

With oil central heating boiler, concrete floor and double glazed window. Wall and base units with work surface over, plumbing for washing machine and appliance space. Part tiled, stainless steel sink. Electric up and over door.

### First Floor

### Landing

With access to loft space, double glazed window, radiator, wall light and coved ceiling. Airing cupboard with slatted shelves and hot water cylinder.

### Principle Bedroom (16' 4" x 10' 11") or (4.97m x 3.32m)

With two radiators, double glazed window and coved ceiling.

### Dressing Room/Walk-In Wardrobe

With shelving and two hanging rails. Door into;

### En-Suite Shower Room (10' 10" x 4' 0") or (3.31m x 1.21m)

Tiled floor, part tiled walls, radiator, wall light and extractor fan. Low level WC, pedestal wash hand basin, double glazed window and shower enclosure with rainfall shower head and hand held attachment. Part respatex and door into eaves storage.

### Bathroom (11' 4" x 7' 6") or (3.45m x 2.29m)

Tiled floor and part tiled walls. Wall light, down lights, extractor fan, coved ceiling, double glazed window and panelled bath. Radiator, low level WC and pedestal wash hand basin.

### Bedroom 2 (11' 8" x 13' 0") or (3.55m x 3.96m)

With coved ceiling, double glazed window and radiator. Walk in wardrobe with light and hanging rail.

### Bedroom 3 (11' 7" x 12' 10") or (3.54m x 3.91m)

Coved ceiling, radiator and double glazed window.

### Bedroom 4 (11' 7" x 12' 10") or (3.54m x 3.91m)

With radiator, coved ceiling and double glazed window.

## Llys Pencrug, Llandeilo, Carmarthenshire.

### EXTERNALLY

To the front of the property there is a tarmac drive for two cars and manicured lawn.

A beautifully maintained rear garden is a true highlight of the property, offering a private and tranquil outdoor retreat. Predominantly laid to a pristine level lawn, the garden is bordered by mature trees, established shrubs and colourful planted beds, creating a wonderful sense of privacy and seclusion. A paved patio provides the perfect space for al fresco dining and entertaining, while a timber garden shed offers useful storage. Lovingly landscaped and impeccably cared for, this delightful garden is ideal for both family enjoyment and peaceful relaxation.

Oil tank, outside light and tap.

### Viewing Arrangements

By appointment with the selling agent.

### Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

### Broadband and Mobile phone

The broadband and mobile phone signal is deemed good in this area.

### Services

Mains electricity, mains water, mains drainage, oil central heating

### Tenure

Freehold

### Council Tax

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### Directions

From our office continue down Rhosmaen Street to the Square and turn left in to New Road, continue up New Road into Carmarthen Road passing the Police Station on the left and turn right opposite the Rugby field into Lon Rhys. At the roundabout take the third turning to the right and the property will be found on the left hand side.

