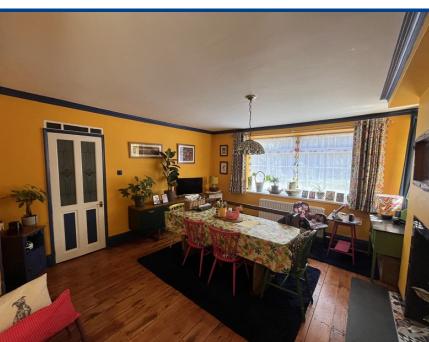


Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers  
12 Offices Across South Wales

**Dulais House  
Llanwrda  
Carmarthenshire.**

Price **£284,000**



- Four Bedrooms
- Cosy lounge with a warm, inviting atmosphere
- L shaped Kitchen/ Breakfast Room
- Enclosed rear garden
- Additional small garden across the road with direct river frontage
- Located in the village of Llanwrda
- EPC: D56

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**

Discover Dulais House- A spacious and characterful four bedroom semi-detached family home in the village of Llanwrda. Viewing highly recommended- Contact us today to arrange yours.

**EPC Rating: D56**

Tel: **01558 823 601**

Email: [llandeilo@ctf-uk.com](mailto:llandeilo@ctf-uk.com)

Web: [www.ctf-uk.com](http://www.ctf-uk.com)

# Llanwrda, Llanwrda, Carmarthenshire.

## Property Description

Welcome to Dulais house, a spacious and characterful four bedroom semi detached home in the peaceful village of Llanwrda.

This inviting property offers flexible family living with a L shaped kitchen featuring freestanding coloured units that bring style and personality to the space. The adjoining dining room is filled with natural light, making it a bright and airy spot for everyday meals or entertaining.

The cosy lounge provides a welcome retreat with a warm and welcoming feel that makes it easy to relax. Upstairs, the four bedrooms offer generous accommodation for families or those needing extra space for guests or a home office.

Outside, there's parking to the side of the property and a beautifully enclosed rear garden with a large timber store shed/ workshop and summer house. Additionally, just across the road, there's a second smaller garden that borders the river- a tranquil green space.

Dulais House is a unique opportunity to enjoy village life with practical and appealing features throughout.

## Double Glazed Door

### Entrance Vestibule (6' 5" x 3' 4") or (1.96m x 1.02m)

With coved ceiling and coat hooks.

## Hall

Radiator, coved ceiling, cornice and stairs to first floor.

## Half Landing

With split staircase. Coved ceiling.

## First Floor

### Bedroom (9' 9" x 7' 8") or (2.97m x 2.34m)

Double glazed window, coved ceiling and radiator.

## Hall

Tiled floor, double glazed door and coat hooks.

### Cloak Room (4' 10" x 3' 8") or (1.47m x 1.13m)

With double glazed window, low level WC, radiator, part tiled wall, sink with vanity cupboard below and pull switch.

### Walk-In Pantry (4' 2" x 2' 9") or (1.26m x 0.83m)

Laminate floor, shelving light and coat hooks.

## Half Landing

With split staircase. Coved ceiling.

### Bedroom (9' 3" x 7' 4" Max) or (2.80m x 2.23m Max)

With radiator, double glazed window, telephone point, coved ceiling, TV point and under stairs storage.

### Dining Room (13' 11" Max x 13' 10" Min) or (4.25m Max x 4.22m Min)

With timber boarded floor, coved ceiling, radiator and three double glazed windows. Former fireplace with slate hearth and tiled surround (ready for new log burner to be installed).

### L Shaped Kitchen / Breakfast Room (13' 3" x 9' 5" or (4.05m x 2.88m)

L shape. Narrowing to 2.67 and widening to 6.18. With down lights, tiled floor, oil fired Aga and access to loft space. Freestanding base and drawer units, ceramic sink with mixer tap. Cooker space with extractor hood over, part tiled walls, two double glazed windows and double glazed door to rear. Radiator.

## Hall

Tiled floor, double glazed door and coat hooks.

### Cloak Room (4' 10" x 3' 8") or (1.47m x 1.13m)

With double glazed window, low level WC, radiator, part tiled wall, sink with vanity cupboard below and pull switch.

### Walk-In Pantry (4' 2" x 2' 9") or (1.26m x 0.83m)

Laminate floor, shelving light and coat hooks.

## First Floor

### Bedroom (9' 3" x 7' 4" Max) or (2.80m x 2.23m Max)

With radiator, double glazed window, telephone point, coved ceiling, TV point and under stairs storage.

### Bathroom (9' 11" x 7' 0") or (3.01m x 2.13m)

Laminate floor, fully tiled walls, pull switch and double sink unit with built in vanity cupboards below. Heated towel rail, panelled bath, Triton electric shower and low level WC. Double glazed window, airing cupboard with slatted shelves and hot water cylinder.

### Bedroom (12' 3" x 7' 4" Max) or (3.73m x 2.23m Max)

Coved ceiling, double glazed window and radiator.

## Front Landing

With open balustrade, radiator, double glazed window, coved ceiling and access to loft space.

### Bedroom (11' 3" x 8' 2") or (3.43m x 2.49m)

With double glazed window, coved ceiling and radiator.

### Bedroom (9' 5" x 14' 4") or (2.87m x 4.38m)

Two double glazed windows, radiator, coved ceiling and built in corner wardrobe with sliding doors, shelving and hanging rail.

## EXTERNALLY

Paved path and gravelled side parking area. Outside light.

To the rear there is an attractive wooden porch, part gravelled and paved patio sitting area.

Large timber store shed.

Further rear garden with lawned area and gravel path to Summer house.

### Timber outbuilding (20' 0" x 9' 11") or (6.09m x 3.03m)

With light, double door and pedestrian door.

# Llanwrda, Llanwrda, Carmarthenshire.

## Summer House (11' 6" x 6' 7") or (3.50m x 2.00m)

With decked front, power and light.

## Further Garden Area

Across the road to the property there is an additional garden area. Bordering the river a perfect spot for unwinding and relaxing. Concrete path and steps down. Mature trees and bushes.

## Broadband and Mobile phone

The Broadband and Mobile phone signal are deemed good in this locality.

## Local Authority

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

## Viewing Arrangements

By Appointment With The Selling Agent.

## Services

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

## Tenure

Freehold

## Council Tax

E

## Directions

From this office continue down Rhosmaen Street, go straight over the roundabout and continue on the A40 towards Llandovery. Turn left for Llanwrda and follow the Pumsaint road, the house can be found on the left hand side.

