

Groesffordd , Llanboidy Whitland, SA34 0DD

Asking Price £445,000

Delightful 4/5 bedroom bungalow with approx. 3 acres of land in a very desirable rural location. This well maintained and presented bungalow offers spacious living accommodation comprising, sitting room, dining room, kitchen, utility, family bathroom and shower room, with 4 double bedrooms and a conservatory, all situated with in pretty grounds with off road parking and a double garage. Internal viewing essential to appreciate the many benefits and features offered.

Situation

Occupying a delightful rural setting in the heart of the picturesque Carmarthenshire countryside,

Llanboidy has the benefit of a range of local services that include a shop, sports club and primary school. Within easy car driving distance of the property are the larger towns of Whitland and St Clears which do provide further amenities to include convenience stores, primary and secondary schools, doctors surgery, etc.

Carmarthen would be considered the administrative town for the county and provides a comprehensive array of commercial, educational and recreational facilities, together with excellent road and rail links. The M4 connection at Pont Abraham is only some 20 minutes or so drive from Carmarthen. To the west lies the delightful county of Pembrokeshire with its stunning coastal scenery and numerous sandy beaches.

The nearest livestock market is situated at Whitland some 3 and half miles from the property.

Directions

From the Narberth Office take the A40 towards St Clears, at the 2nd round about take the first left exit towards Llanboidy, carry on this road the property can be found on the left hand side before the cross roads.

Description

A detached bungalow of traditional construction, centrally heated with double glazing throughout set in 3 acres or thereabouts comprising the following

Entrance Porch

With double doors leading to:

Entrance Hallway 32'11" x 3'3" (10.03m x 0.99m)

With radiator and doors lead to :all rooms

Sitting Room 32'2" x 15'2" (9.80m x 4.62m)



Generously proportioned, the focal point of the room being the brick fireplace with LPG fire. Two windows with

views over the surrounding countryside,, two radiators and patio doors lead to the conservatory.

Breakfast Room 11'7" x 7'11" (3.53m x 2.41m)

With radiator, and Window to the side with views of the grounds and loft access via a roof ladder. and an archway leads to:

Kitchen 15'2" x 9'11" (4.62m x 3.02m)



Enjoying a triple aspect view over the surrounding countryside, comprising a range of base and wall mounted units with complimentary work surface above, incorporating a 1.5 bowl stainless steel sink and drainer unit, space for a fridge and cooker. Also housing the 'Grant' oil fired boiler.

Dining Room 14'11" x 9'3" (4.55m x 2.82m)



With double patio doors to the conservatory and door to the Hallway. A very versatile room that could be used as a home office, playroom, study or 5th Bedroom.

Conservatory



A large conservatory with views over the lawned garden and surrounding countryside with tiled flooring and double door to the garden.

Utility Room 14'11" x 5'9" (4.55m x 1.75m)

Incorporating plumbing for an automatic washing machine, tumble dryer outlet, shelved airing cupboard with radiator and door to the outside.

Inner Hallway

With radiator and doors lead to:

Bathroom 11'5" x 7'10" (3.48m x 2.39m)



Comprising a corner bath, vanity unit, W.C., radiator and window to the fore. and fully tiled walls

Bedroom 1 11'6" x 11' (3.51m x 3.35m)

Double room with radiator and views over the grounds

Shower Room 8'4" x 3'9" (2.54m x 1.14m)

Incorporating a shower cubicle, wash hand basin, W.C., radiator and tiled walls.

Bedroom 2 15'2" x 11'11" (4.62m x 3.63m)



A double bedroom with radiator and views over the grounds

Bedroom 3 10'7" x 10'8" (3.23m x 3.25m)



Overlooking the grounds with built in wardrobes and radiator.

Bedroom 4 14'10" x 9'8" (4.52m x 2.95m)

Double room with radiator and built in wardrobes and window overlooking the grounds

First Floor Attic Room 38'6" x 7'7" (11.73m x 2.31m)

With restricted head room and used for storage with radiator and two 'velux' windows.

Externally



The property is approached over a tarmac driveway with ample parking, and turning area. Patio areas to the front and rear of the property and a well established garden.

Double Garage 29'7" x 16'10" (9.02m x 5.13m)

A large double garage with two up and over doors and side access. Vehicle inspection pit and power.

Land



A 3 acre paddock is situated to the side of the property which is level and laid to pasture. There are various outbuildings including a Dutch Barn and shed. with power and lighting for use as a work shop, tack room etc.

Services

Mains water, electricity and private drainage. Oil fired central heating system. LPG gas which supports the cooker and sitting room fire.

Tenure

Freehold with vacant possession upon completion.

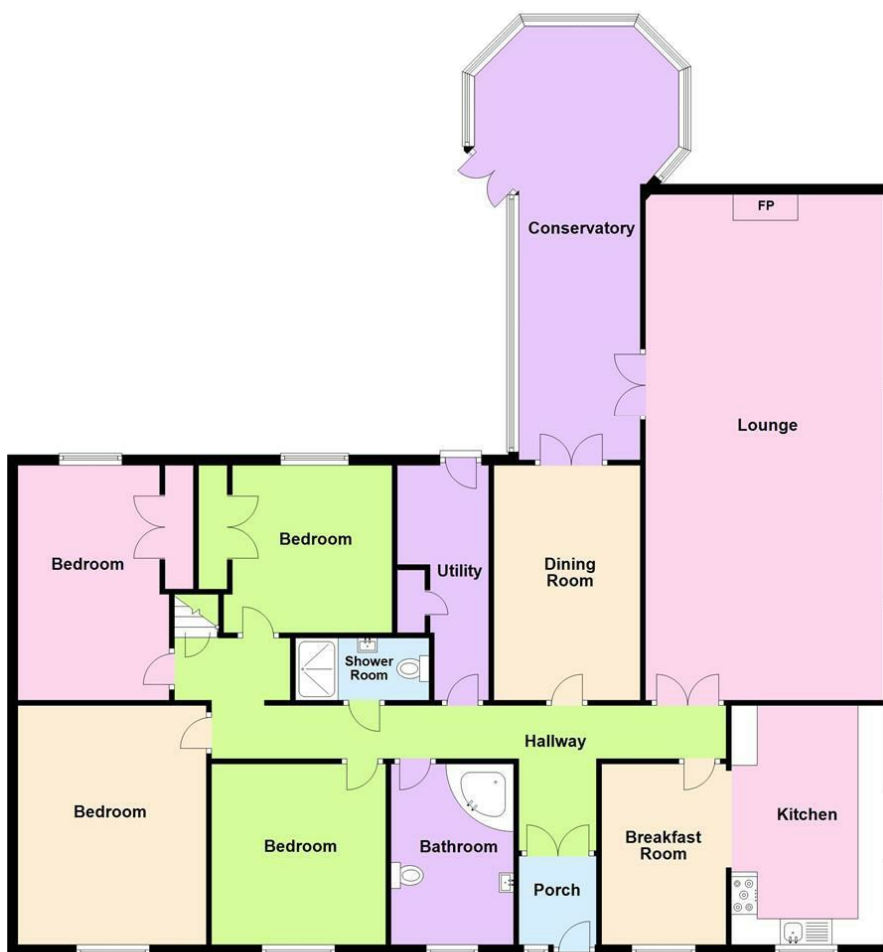
Local Authority

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County Hall,
Carmarthen,
SA31 1JP
Tel: 01267 234567.

Council Tax Band G

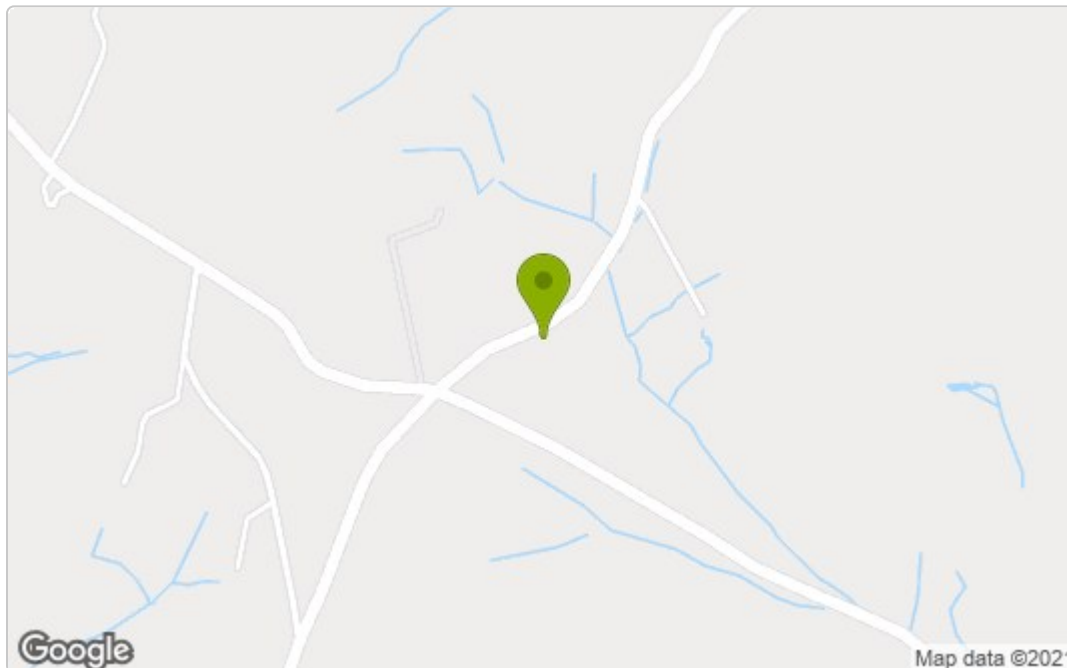
Floor Plan

Ground Floor

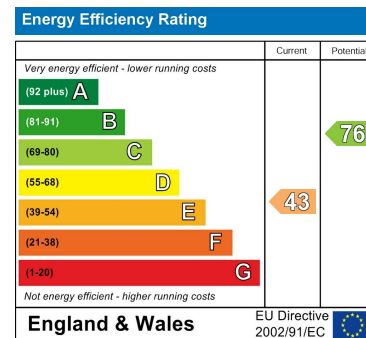


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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