

# John. Francis

www.johnfrancis.co.uk



## Ty Hir, Wellfield Road, Abergwili SA31 2JQ

**Offers in the region of £410,000**

Attractive Stone Fronted House & Garage  
In Prime Location With Fantastic Views,  
4/5 Bedrooms, 4 Bathrooms

Convenient To Market Town Of Carmarthen & M4

EER: C 76

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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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## DESCRIPTION

\*\*\* Featured In The 2014 Edition of 25 Beautiful Homes \*\*\*

Set in a prime location, an attractive stone fronted 4 bedroom detached house and garage with panoramic views to the lower Tywi Valley, Abergwili and Carmarthen beyond. The property features oak flooring throughout (excluding bathrooms), main entrance hall with oak staircase, lounge with wood burner stove & slate hearth, open plan kitchen/dining room/sitting room. The kitchen benefits from an Aga cooking range, utility room, wet room, rear staircase leading to study/bedroom 5, 4 bedrooms (2 ensuite), master bedroom with balcony to rear elevation and family bathroom. Drive incorporating ample car parking. Level garden to rear elevation backing onto fields with good size patio areas and borders, patio area to front elevation to enjoy the wonderful views. Convenient to the market town of Carmarthen (approx 3 miles) with all amenities, Llandeilo and the M4. Energy Rating: C 76. No onward chain.

## OPEN PLAN PORCH

Double glazed windows to either side, front entrance door to;

## HALL

11'11" x 11'4" (3.63m x 3.45m)  
Oak staircase to first floor, oak flooring, radiator.

## LOUNGE

22' x 15'6" (6.71m x 4.72m)  
Feature fireplace with slate hearth incorporating wood burner stove with oak beam over, oak flooring, 2 radiators, double glazed window to front elevation with views, double glazed French doors to rear garden.

## KITCHEN/DINING ROOM/ SITTING ROOM

27'14'7" x 25'11"/14'1" (8.23m x 7.90m)  
Spacious open plan room, oak flooring, Aga electric cooking range set in tiled recess with oak beam over and under lighting, Farrow & Ball painted base units incorporating double ceramic Belfast sink, built-in dishwasher, electric hob, freestanding larder unit incorporating fridge and freezer, island unit incorporating pan drawers, fitted cupboards, 2 wine racks and shelving, double glazed window to front elevation with views, door to pantry incorporating shelving. In the dining area there are double glazed

French doors to rear garden, radiator, door to utility room. The sitting room area has chimney breast with slate hearth and oak beam over, double glazed French doors to rear garden, radiator.

## UTILITY ROOM

Base units incorporating Belfast sink, oil boiler, plumbing for washing machine, double glazed window to rear garden, door to rear garden, radiator, tiled floor, rear staircase leading to study room and through to main landing.

## WET ROOM/CLOAK ROOM

5'8" x 5'8" (1.73m x 1.73m)  
Tiled walls and floor, white two piece suite, heated towel rail, corner shower, double glazed window to rear.

## FIRST FLOOR LANDING

Airing cupboard, oak flooring, doors to;

## MASTER BEDROOM ONE

22' x 15'6" (6.71m x 4.72m)  
Double glazed window to front elevation with panoramic views, double glazed French doors to balcony with views to fields, oak flooring, 2 radiators, shirt wardrobe incorporating radiator.

## EN-SUITE SHOWER ROOM

White two piece suite, heated towel rail, shower unit, tiled flooring, double glazed window, shaving point.

## BEDROOM 2

14'7" x 12'10" (4.45m x 3.91m)  
Double glazed window to fields to rear, radiator, oak flooring.

## EN-SUITE SHOWER ROOM

White two piece suite, heated towel rail, tiled floor, shower unit, shaver point, double glazed window.

## BEDROOM 3

12'11" x 12'2" (3.94m x 3.71m)  
Double glazed window to rear fields, radiator, oak flooring, Jack and Jill door to main bathroom.

## BEDROOM 4

14'7" x 9'9" (4.45m x 2.97m)  
Double glazed window to front elevation with panoramic views, oak flooring, radiator.

## MAIN BATHROOM

10'5" x 8'10" (3.18m x 2.69m)  
Spacious and incorporating three piece suite comprising cast iron bath on feet, shower unit, heated towel rail, tiled floor, double shaving point, double glazed window to rear fields, doors to bedroom 3 and main landing.

## STUDY/BEDROOM 5

11'8" x 7'1" (3.56m x 2.16m)  
Two double glazed windows to front elevation with views, radiator, recess incorporating shelving, TV point, door to;

## REAR STAIRS LANDING

Leading to Utility Room.

## EXTERNALLY

Drive incorporating ample car parking area leading to the **SINGLE GARAGE** with electronic doors, window to side elevation, door to utility room. To the front elevation is a patio area and enjoys the wonderful views. Side access to a level rear garden laid to patio areas and borders with numerous plants and shrubs and backing onto fields. External lighting to the front and rear elevations, external tap and power point. Alarm system.

## SERVICES

We are advised that mains water and electricity are connected to the property. Private drainage. Oil fired central heating system.

## ESTATE AGENCY ACT 1979

Under this Act, we are obliged to inform you that a member of John Francis has a connection with this property.

## VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail [carmarthen@johnfrancis.co.uk](mailto:carmarthen@johnfrancis.co.uk)

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## TENURE

We are advised that the property is Freehold

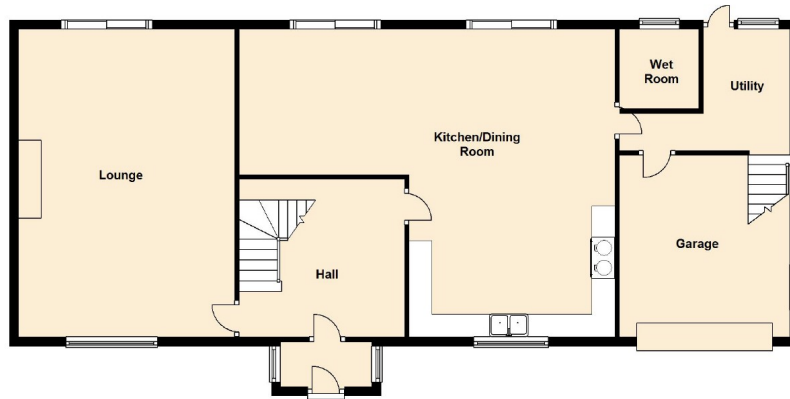
## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

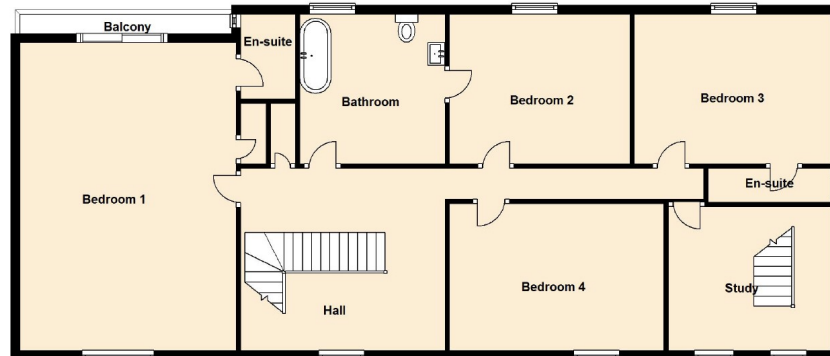
## DIRECTIONS

From Carmarthen, take the A40 east signposted Llandeilo travelling on the by-pass. At the roundabout at the far end of Abergwili turn left into Castell Pigyn Road take the second turning right into Wellfield Road. Continue to the top of Wellfield Road where Ty Hir will be the stone house in front of you.

## Ground Floor



## First Floor



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