Moelfryn Llandeilo Road, Gorslas, Nr Cross Hands, Carmarthenshire, SA14 7LU

Offers in the region of £289,950

A Superb detached deceptively spacious dormer bungalow standing in beautiful landscaped grounds and commanding wonderful views over extensive countryside towards the Betws Mountain. The wonderful property has been the subject of much recent refurbishment and extension to provide a wonderful home with many lovely features. The accommodation provides: Reception Hall; Utility Room; Luxury Fitted Kitchen/Living Room; Inner Lobby; Lounge/Dining Room; Sitting Room with impressive wood-burner stove; Master Bedroom with en suite Shower Room; 2 further Ground floor bedrooms (one presently used as Snug); Family Bathroom; First Floor Guest Room with en suite Shower Room; Attic space; Upvc Double Glazing. Oil fired central heating and underfloor heating. Spacious driveway to Garage/Workshop. Kennel. Extensive garden with well stocked herbaceous borders and well maintained lawns. Summer house and Hot tub gazebo all commanding fine views. Viewing highly recommended.
RECEPTION HALL  6'8" x 5'8" (2.05m x 1.75m)
Ceiling down-lighters. Ceramic tiled floor.

UTILITY ROOM  9'1" x 6'8" (2.77m x 2.04m)
Twin bowl stainless steel sink unit with mixer tap set in oak work-surface with tiled surround. Fitted range base and wall cupboards. Ceiling down-lighters. Access to attic space.

KITCHEN/LIVING ROOM  20'1" x 15'2" (6.14m x 4.64m)

INNER LOBBY  21'7" x 3'11" (6.59m x 1.20m)
Built in boiler cupboard with oil fired heating boiler. Ceiling down-lighters. Oak panel floor. Radiator.

LOUNGE/DINING ROOM  23'3" x 14'10" (7.10m x 4.54m)
Bay window to front elevation. Wall recess and arched display. Ceiling down-lighters. Oak floor. 2 Radiators.
A further room view

Sitting room 16'6" x 8'3" (5.05m x 2.52m)


Another room aspect

Master bedroom 16'7" x 10'0" (5.07m x 3.05m)

Built in wardrobes. Oak floor. Radiator.

Another room aspect

Inner hall

Stairs to first floor.

Another room aspect

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EN SUITE SHOWER ROOM 6'8" x 6'0" (2.05m x 1.83m)

BEDROOM 10'11" x 10'0" (3.34m x 3.07m)
Presently used a sitting room. Bay window to front elevation. Oak floor. Radiator.

BEDROOM 10'11" x 10'5" (3.33m x 3.18m)
Built in wardrobe. Oak floor. Radiator.

FIRST FLOOR

LANDING

BEDROOM 19'9" x 16'0" (6.03m x 4.89m)
Vaulted beam ceiling. Built in cupboard. 2 Radiators.
ANOTHER ROOM ASPECT

LEAN TO WORKSHOP
Presently used as a kennel area.

GROUND
Moelfryn stands in beautifully maintained grounds. To the front of the bungalow is a raised lawned garden with laurel hedge boundary.

REAR COURTYARD AND DECKED PATIO

SHOWER ROOM 11'0" x 4'8" (3.37m x 1.43m)
Shower in tiled and glazed cubicle. Hand basin in vanity. Low level W.C. Ceiling skylight.

WALK IN WARDROBE AREA

OUTSIDE
The property is approached over a tarmacadam drive from the county road which leads to the garage/workshop.

GARAGE/WORKSHOP 19'10" x 9'11" (6.07m x 3.04m)
with Up and over door to the front elevation and courtesy door to side.

OUTSIDE
An enclosed side slate chipped and paved courtyard leading to a decked patio area at the rear of the bungalow. Steps lead from the courtyard to the upper garden.

MAIN GARDEN AREA

A superbly landscaped garden with well stocked herbaceous borders leading to areas of lawn.
SUMMER HOUSE

Located in a prime location to take advantage of the wonderful views.

HOT TUB

This is located in an open front gazebo from where there are further lovely views.

SERVICES
We are advised that the property is connected to mains electricity, water and drainage.

TENURE & POSSESSION
We are advised that the property is freehold and that vacant possession will be given on completion.

COUNCIL TAX
We are advised that the property is in Band ‘E’ and that the liability for the year 2017/18 is £1754.

EDUCATION
A wide range of state schools are to be found in Ffairfach, Llandeilo, Gorslas and Carmarthen (the latter two offering Welsh language secondary) - www.carmarthenshire.gov.uk. Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools www.isc.co.uk).

SPORTING AND RECREATIONAL

There are wonderful opportunities for walking and cycling from the property. The Rivers Towy and Cothi are noted for their fishing, membership of associations is by application. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles (Carreg Cennen 6 miles) and Gardens, with Abergasney (5 miles) and the Botanic Garden of Wales (9 miles). The nearest coast is 12 miles and the extensive Gower, Carmarthen and Pembrokeshire coastline are easily accessible.

LOCATION

Moelfryn is situated on the fringe of this rural hamlet. It is approximately 7 miles from the Country Market town of Llandeilo which provides a good range of amenities together with rail link on the ‘Heart of Wales’ line. The busy centre of Cross Hands with its retail parks is within 2 miles and the county administrative town of Carmarthen is approximately 14 miles. The M.4 motorway can be joined at Pont Abraham (approx 10 minutes) providing access to the University city of Swansea and of course is the main route to the rest of the country.

DIRECTIONS
From Llandeilo the property is located by taking the A.483 to Ffairfach. At the mini roundabout take the third exit onto the A.476 and proceed on this road for approximately 7 miles. After
you leave the village of Carmel the property will soon be found on the right hand side

VIEWING
By appointment with BJP

OUT OF HOURS CONTACT
Jonathan Morgan 07989 296883

N B
These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF IDENTITY
In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

HOMEBUYERS SURVEY
If you are considering buying a home, make sure that you are not buying a PROBLEM Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY& VALUATION

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