



Llys Y Coed, Login, Whitland, Carmarthenshire, SA34 0TB

Situated on the Carmarthenshire/Pembrokeshire border, this well appointed detached farmhouse was built in 1840 and has undergone extensive modernization and refurbishment. The property is located on the edge of the village of Login, which is only 15 minutes drive from the former market town of Narberth and within a short drive to the County towns of Haverfordwest and Carmarthen. The coastal resort of Amroth is approximately 25 minutes away. Early viewing is highly recommended to appreciate this well appointed detached property which offers ample accommodation and is positioned within large, well-maintained gardens that offer stunning views across the Taf valley. **THIS PROPERTY HAS THE BENEFIT OF HAVING NO FORWARD CHAIN**

- Detached House
- Outbuildings
- Four Bedrooms
- No Forward Chain
- Spacious Accommodation
- Rural Views
- Large Garden
- EPC Rating: D

£390,000



Location

Login is a tranquil location and within easy access to Clynderwen and Llandissilio providing some amenities and short drive to the bustling town of Narberth.

Narberth or Arberth in Welsh has a high profile in Welsh mythology. The former town hall which still houses the cell where those involved in the Rebecca Riots were imprisoned. To learn more about the history of Narberth visit its brilliant museum. It is also home to several sporting teams, including Narberth RFC who currently play in the Welsh Championship and Narberth Football and Cricket club. Narberth is full to the brim of independent shops including craft and art galleries, bars and restaurants and boutiques. The town has everything you can need with health, dental fitness and community centres. Museum Narberth is twinned with Ludlow and both towns celebrate an annual food festival which takes place on the fourth weekend of September every year. There is a regular bus service running to Haverfordwest, Carmarthen and the outline villages and a railway station. For the children there is a primary school and a nursery school. Narberth is within close proximity to the blue flag beaches of Tenby and Saundersfoot and easy access to the County Towns of Haverfordwest and Carmarthen.



Porch

Composite front door leading to entrance porch. UPVC double glazed sash window to the front. Terracotta tiled flooring. Timber panelled ceiling with ceiling light. Part glazed door leading to kitchen/diner/family room.

Kitchen/Diner/Family Room

L shape room. Fitted with a matching range of base and eye level units with slate worktop space over, underlighting. Twin bowl Belfast sink with swan neck mixer tap. Plumbing for dishwasher. Space for fridge/freezer. Built-in double electric Aga. Built-in electric ceramic hob with extractor hood over. Built-in electric oven. Built-in microwave. UPVC double glazed sash window to the front and rear. Under-stairs storage cupboard. Radiator. Terracotta tiled flooring. Telephone point. Feature beams. Ceiling light and sunken ceiling spotlights. Stairs leading to first floor.



Utility Room

Base and eye level units with worktop space over. Plumbing for automatic washing machine. Space for fridge/freezer and tumble dryer. UPVC double glazed sash window to the rear. Radiator. Ceramic tiled flooring. Ceiling light.



Lounge

UPVC double glazed sash window to the front. Wood burner fireplace set in, feature painted slate surround. Two radiators. Wood panel flooring. TV point. Wall lights. Ceiling light.



Conservatory

Mainly of UPVC construction with UPVC double glazed vent windows and polycarbonate roof. Ceramic tiled flooring. Wall light. UPVC double glazed double door to the side leading to garden.



Side Hallway

Built-in storage cupboard. Radiator. Terracotta tiled flooring. Ceiling light. Composite door to the side leading to parking area, outbuildings and garden.

Downstairs Shower Room

Three piece suite comprising pedestal wash hand basin, shower enclosure with fitted electric shower. Low-level WC, tiled surround. Extractor fan. UPVC obscure double glazed sash window to the side. Radiator. Terracotta tiled flooring. Ceiling light.



FIRST FLOOR

Landing

UPVC double glazed sash window to the front. Wood panel flooring. Ceiling light. Loft hatch.



Bedroom

UPVC double glazed sash window to the front with rural views.
Radiator. Wood panel flooring. Ceiling light. Telephone point.



Bedroom

UPVC double glazed sash window to the front. Radiator. Fitted carpet. Feature beams and ceiling light.



Bedroom

UPVC double glazed sash window to the rear window to the rear. Built-in wardrobes with sliding doors and hanging rail. Radiator. Wood panel flooring. Ceiling light.



Bedroom/Study

UPVC double glazed sash window to the rear. Radiator. Wood panel flooring. TV point. Ceiling light.



Bathroom

Four piece suite comprising panelled bath, pedestal wash hand basin, shower enclosure with fitted shower and low-level WC, tiled splashbacks. Extractor fan, shaver point and light. UPVC obscure double glazed sash window to the rear. Airing cupboard with linen shelving. Storage cupboard with hanging space. Radiator. Vinyl tile effect flooring. Coving to ceiling with ceiling light.



Storage Sheds

The property has various storage sheds with power and light connected. There are also dog kennels and a wood store.

Workshop

23'6" x 12'4"

Power and light connected.

Externally

A gated entrance leads onto a long graveled driveway providing ample parking for several cars. The large well maintained gardens are mainly laid to lawn with various established trees and shrubs. There is a Summer house with a patio area and a brick built BBQ. Further paved patio areas that take full advantage of beautiful rural views. The garden also benefits from two greenhouses and is south east facing.



IMPORTANT NOTICE

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OTHER SERVICES OFFERED

WE RECOMMEND THAT ALL BUYERS SHOULD HAVE A SURVEY DONE ON A PROPERTY BEFORE THEY BUY IT. Please ask staff in our office if you would like us to recommend a Surveyor who could undertake this work for you. We can also give you details of professionals who can undertake Conveyancing, or provide Independent Financial Advice

GENERAL INFORMATION

View: By appointment with the Agents Services: We have not checked or tested any of the Services or Appliances

Tenure: FREEHOLD

We are advised Tax: Band E

OFFER PROCEDURES

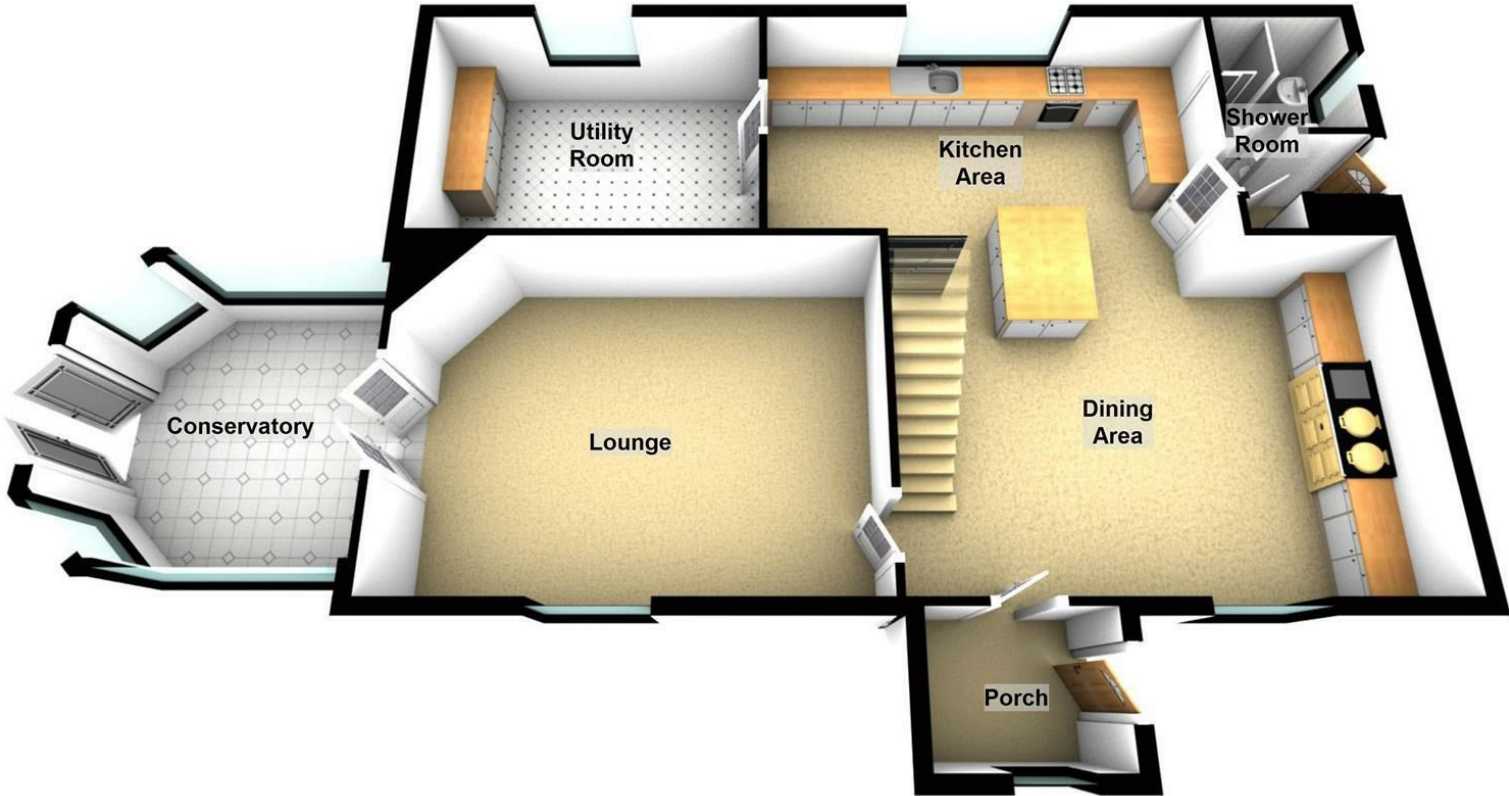
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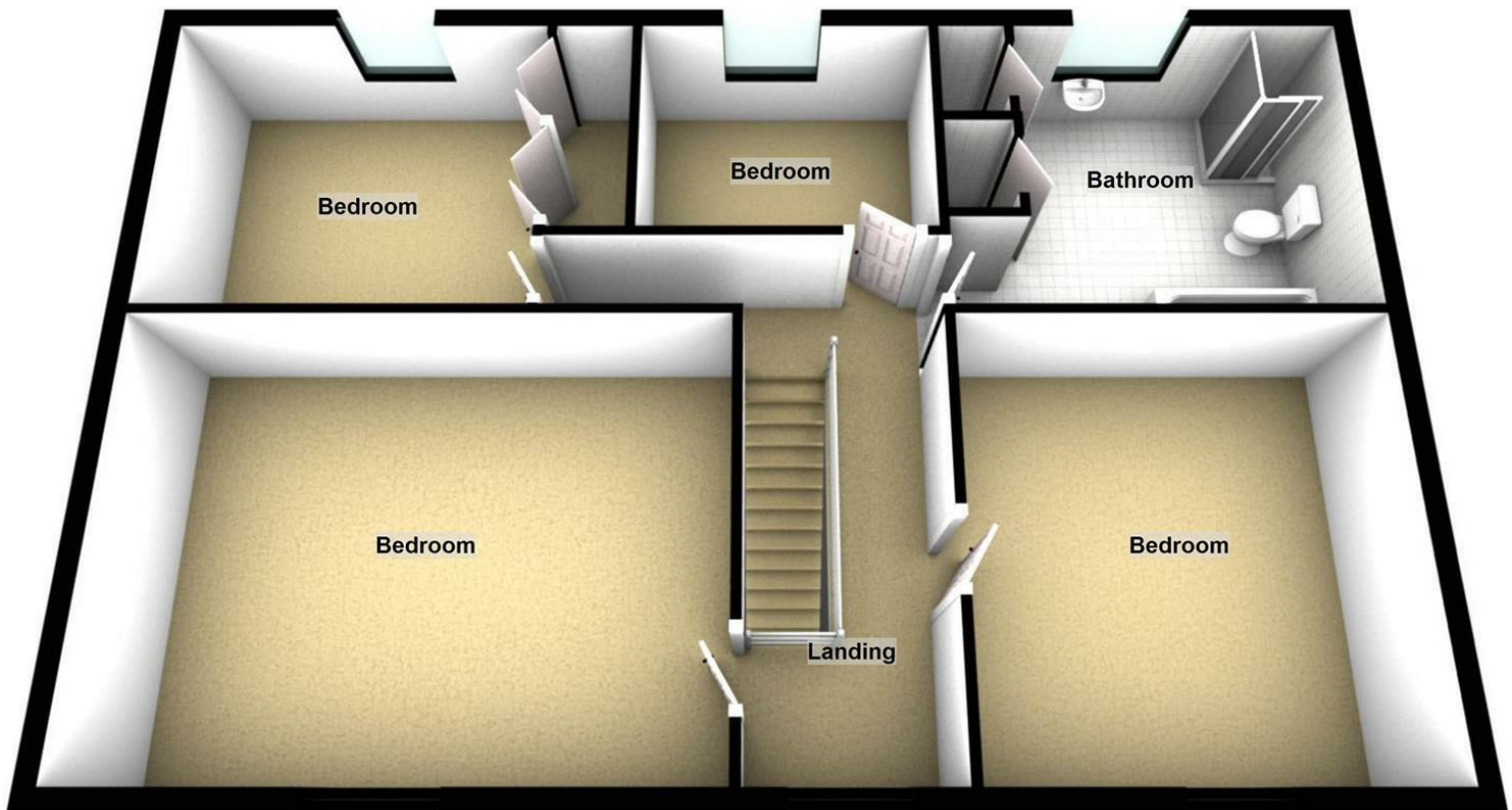
FLOOR PLAN

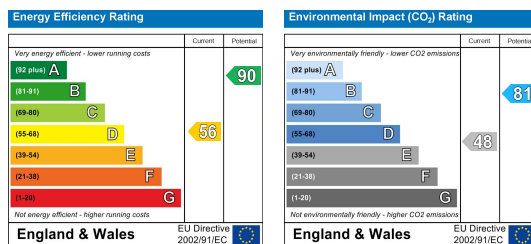
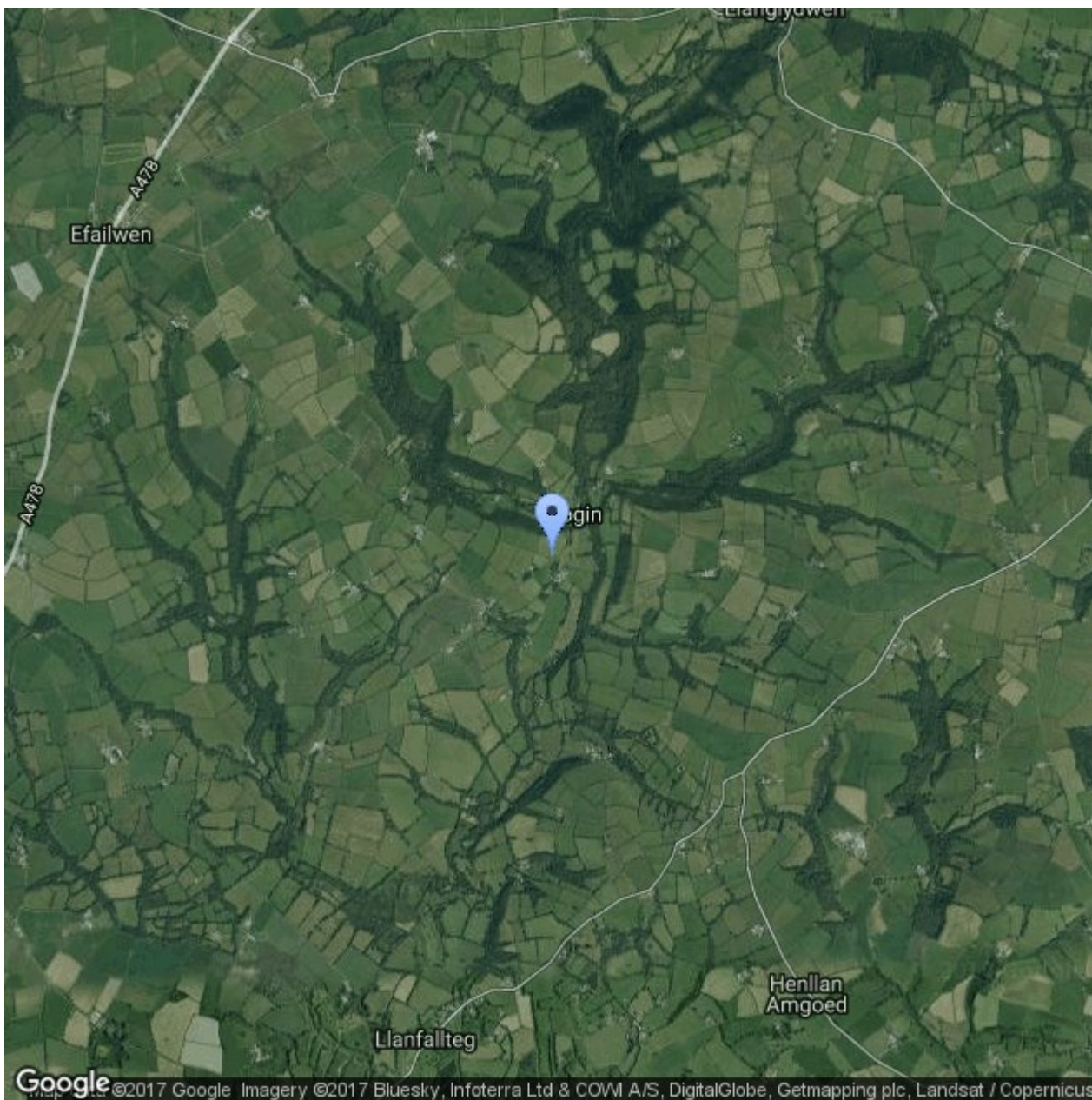
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Ground Floor



First Floor





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