



Llwyncrwn House, Llanybydder SA40 9QE

Offers in the region of £310,000

**** MOST ATTRACTIVE COUNTRY PROPERTY & 1.45 ACRES
OF GARDENS ****

**Period Detached 4 Bedroom Extended House
Large Kitchen/Dining/Living Area & Conservatory
Large Superbly Presented Mature Gardens & Pond**

EJ/KH/59881/120218

DESCRIPTION

**** MOST ATTRACTIVE COUNTRY PROPERTY & 1.45 ACRE OF MATURE GARDENS BEING IDEAL COUNTRY LIVING - VIEWING RECOMMENDED !! ****

A detached 4 bedroom extended period house conveniently located adjoining the main A485 Lampeter - Carmarthen road, being only 4 miles from the University town of Lampeter. The property offers well presented family sized accommodation including recent large extension providing a kitchen/dining/living area and shower room with a conservatory at other end. There is a useful adjoining workshop approx 28' x 21' which could also provide a garage if required with ample vehicle parking. There are extensive grounds and mature well stocked gardens laid to lawns, with 2 log cabins/chalets, attractive pond/seating area and a large patio area.

GENERAL/ACCOMMODATION

The property provides prospective purchasers with the opportunity of acquiring a most desirable country property set in spacious grounds and gardens. The property is conveniently located adjoining the main A485 Lampeter to Carmarthen road. The house is built in traditional stone and slate with a more recent cavity addition now providing a large kitchen/dining/living area, shower/wet room and boot room. The property benefits from oil fired central heating and double glazed and the well proportioned family sized accommodation provides as follows;

ENTRANCE HALLWAY

Entered via double glazed front door, staircase to first floor, built-in under stairs storage cupboard, doors to;

LIVING ROOM

14'4 x 11'11 (4.37m x 3.63m)
Attractive marble fireplace with surround and tiled hearth housing multi-fuel stove heater, window to front, alcove bookshelves, door to utility/hobby room.

UTILITY/HOBBY ROOM

28'3 x 7' (8.61m x 2.13m)
Fitted with a range of wall and base units with worktop over, 1½ bowl single drainer sink unit with mixer tap, plumbing space for washing machine and tumble drier with concealed external venting, radiator, door to conservatory.

CONSERVATORY

15' x 9'9 (4.57m x 2.97m)
Fully double glazed, french entrance doors, radiator.

SITTING ROOM

14'5 x 10'7 (4.39m x 3.23m)
Timber fireplace and surround housing solid fuel stove with tiled hearth, window to front, radiator, tongue and groove pine panel ceiling, door to;

KITCHEN/DINING/LIVING AREA

20'6 x 21'10/18'6 (6.25m x 6.65m)

Most attractive and spacious room, fitted with a range of wall and base units with worktop surfaces over, single drainer sink unit with mixer tap, space for fridge, built-in stainless steel eye level electric oven with 5 ring gas hob and extractor hood over, double aspect windows, multi-fuel stove on slate hearth with timber mantle and surround, radiator, walk-in pantry (5'11 x 5'1), double glazed rear exterior door, doors to utility/hobby room and workshop.

SIDE ENTRANCE HALLWAY

Radiator, double glazed door to side, door to;

SHOWER/WET ROOM

6'9 x 5'11 (2.06m x 1.80m)
Walk-in shower and screen, low level flush WC, pedestal wash hand basin, tiled walls and floor, extractor fan, radiator.

BOOT ROOM

5'11 x 4'8 (1.80m x 1.42m)
Housing the pressurised hot water tank system,

FIRST FLOOR LANDING

Access to loft space, radiator, doors to;

BEDROOM 1

14'6 x 10'1 (4.42m x 3.07m)
Window to front, radiator, built-in wardrobe.

BATHROOM

7'5 x 6'1 (2.26m x 1.85m)
Modern suite comprising 'P' shaped bath with shower over, wash hand basin set in vanity unit, store cupboards with worktop over, low level flush WC, tiled walls, heated towel rail.

BEDROOM 2

14'6 x 10'2 (4.42m x 3.10m)
Window to front, heated towel rail, radiator.

REAR LANDING AREA

Doors to;

BEDROOM 3

12'10 x 7'3 (3.91m x 2.21m)
Window to rear, sloping ceiling, radiator, cupboard, fire window.

CLOAKROOM

Low level flush WC, wash hand basin, radiator.

BEDROOM 4

11'7 x 7'1 (3.53m x 2.16m)
Window to rear, sloping ceiling, radiator.

WORKSHOP

27'8 x 21'3 (internal measurements) (8.43m x 6.48m (internal measurements))
Of block construction lying under a slated roof, with power and lighting connected, Worcester Bosch condensing central heating boiler, double timber entrance doors, concrete floor, ideal workshop and repair area with potential to convert to a garage if required (subject to consent).

EXTERNALLY

A particular feature of the property is the extensive superbly presented grounds and gardens on offer, with a gated entrance and tarmac driveway/forecourt providing ample vehicle parking/turning area, and leading to a mature lawned garden to the immediate rear with a large patio area. To the side are further extensive gardens laid to lawns with an abundance of trees, shrubs, bushes, flower beds, raised vegetable beds, monkey tree etc, attractive pond area being stocked with goldfish with gravelled pathway and seating area having a delightful setting, **2 X LOG CABINS/CHALETS** of timber construction, one with power and lighting connected and useful lean-to storage to side and rear, with the second having decking balcony overlooking the gardens, **SUMMER HOUSE** of timber construction, fruit cages with soft fruit, chicken house and run, **GARDEN SHED**. Useful machinery and **WOOD STORAGE SHEDS** adjoining the residence. In total the plot extends to 1.45 acres (or thereabouts)

SERVICES

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

PLEASE NOTE

The property is conveniently located adjoining the main A485 Lampeter to Carmarthen road, and is situated within 0.2 mile of a commercial meat abattoir.

VIEWING

By appointment with the selling Agents on 01570 422 846 or e-mail lampeter@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisLamp or on facebook
www.facebook.com/
JohnFrancisEstateAgents

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.

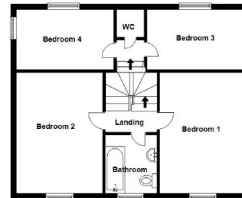
DIRECTIONS

From Lampeter, take the main A485 Carmarthen road and carry on for some 4 miles until arriving at Pencarreg. Proceed through and carry on another 0.2 mile where the property will be found further along on the left.

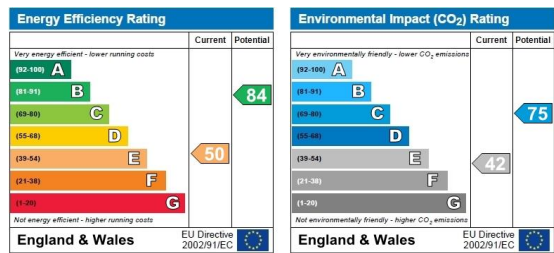
Ground Floor



First Floor



Llwyncrwn House, Llanybydder SA40 9QE



**John.
Francis**