



Wenallt Llanwrda, Nr Llandovery, Carmarthenshire, SA19 8EL

Offers In The Region Of £405,000

A Superb Period house set in fabulous location on fringe of village commanding wonderful views and standing in spacious courtyard with range of garaging and store sheds together with pasture paddock and amenity woodland. The property has been the subject of much refurbishment in recent times to provide a comfortable

home which retains a wealth of original features. The spacious accommodation provides: Entrance Porch; Reception Hall with impressive staircase; Lounge with feature fireplace; Living Room with fireplace; Fitted Kitchen/Breakfast Room; Walk-in Pantry; Utility Room; Rear Hall; Shower Room; Galleried Landing; 4 Double

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Bedrooms; Bathroom. Oil fired central heating. Level courtyard around which the buildings are arranged. Lawned garden with many established trees and shrubs. Pasture paddock leading to native woodland. A wonderful property worthy of immediate viewing, book an appointment today.



Council Tax Band: D



ENTRANCE PORCH

Attractive stone arch

RECEPTION HALL

16'1" x 6'1"

Impressive staircase to 1st Floor. Quarry tiled floor. Ceiling cornice work. Radiator

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LOUNGE

15'6" x 12'0"

Open fire place in tiled surround. Two attractive arched alcoves with fitted cupboards. Pine floor boards. Radiator

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LIVING ROOM

14'7" x 13'5"

Open fire place in tiled surround. Built in wall cupboards. Radiator.

ANOTHER LIVING ROOM ASPECT

REAR HALL

18'10" x 3'10"

Quarry tiled floor. Access to under stairs cupboard. Radiator.

WALK IN PANTRY

6'9" x 5'9"

Slate shelves. Quarry tiled floor.

KITCHEN / BREAKFAST ROOM

14'7" x 6'4"

Single drainer resin sink unit with chrome mixer tap. Induction hob with stainless steel extractor hood above. Fitted electric oven. Range of base and wall units. Breakfast bar. Quarry tiled floor. Worcester oil fired boiler which serves the heating requirements.

ANOTHER KITCHEN ASPECT

UTILITY ROOM

15'3" x 6'11" (3'10" min)

Belfast sink unit. Quarry tiled floor. Ample work surface. Plumbing for automatic washing machine and dishwasher. Fitted wooden shelves.. Radiator.

ANOTHER UTILITY ASPECT

REAR PORCH

7'10" x 4'7"

Quarry tiled floor.

SHOWER ROOM

9'5" x 2'11"

Mira shower in tiled and glazed cubicle. Hand basin with mixer tap on vanity. Low level w.c. Vanity light. White enamel towel heater.

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1ST FLOOR - LANDING

12'9" x 6'8"

Attractive balustrade. Ceiling sky light. Radiator.

BEDROOM

18'3" x 12'0"

Bay window to front elevation with fine views. Radiators x 2.

BEDROOM

11'4" x 10'9"

Decorative fireplace. Radiator.

BEDROOM

11'7" x 11'5"

Duck nest grate in feature surround. Radiator.

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BEDROOM

11'3" x 9'2"

Duck nest grate in painted surround. Pine floor boards. Radiator

BATHROOM

6'7" x 5'10"

Paneled bath with Triton shower above with tiled and glazed surround. Pedestal hand basin with mixer tap. Low level w.c. Fully tiled walls. Ceiling sky light. Vanity wall light. Chrome towel heater.

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OUTSIDE

To the front of the house is a level parking area with small driveway from the county road.

GARDENS

To the front of the house is a terraced lawned garden throughout which there are a number of established trees and shrubs including an impressive beach tree.

NEW DRIVEWAY

A new drive is being installed as per the attached plan to provide Wenallt with its own independent access.

GARAGING

Two substantial brick built garages which are located along side the courtyard for ease of access.

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LAND

The land extends to approximately 1.5 acres of sloping pasture land leading on to an attractive area of native woodland.

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SERVICES

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

COUNCIL TAX

We are advised that the property is in council tax band "E".

LOCATION

The property is situated in this popular village enjoying an elevated location to take advantage of the wonderful scenery. It is close to the Market towns of Llandovery and to the County Market town of Llandeilo both of whom provide a good range of amenities together with rail link on the 'Heart of Wales' line. The county administrative town of Carmarthen is approximately 20 miles and the M.4 motorway can be joined at Pont Abraham providing access to the University city of Swansea and of course is the main route to the rest of the country.

SPORTING AND RECREATIONAL

There are wonderful opportunities for walking, riding and cycling from the property. The Rivers Towy and Cothi are renowned for their Salmon and Sewin (Sea Trout) fishing, membership of associations is by application. There are Golf courses at Llandovery, Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

EDUCATION

A wide range of state schools are to be found in Llandeilo, Llangadog, Ffairfach and Llandovery - www.carmarthenshire.gov.uk. Private schools include Llandovery College, St Michaels, Llaneli and Christ College, Brecon (independent schools www.isc.co.uk.)

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

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

TENURE & POSSESSION

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

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters 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 ID

In order to comply with anti-money laundering regulations, Morgan Carpenter 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.

VIEWING

By appointment with Morgan Carpenter 01558 821269

WEBSITE

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Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		11	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	