



## 1 Maes Dyffryn, Manordeilo, Llandeilo, SA19 7BG

£649,500

- Exceptional detached bungalow with elegant and flexible accommodations
- Breathtaking panoramic views over river meadows to dramatic hills beyond
- Deceptively spacious, ideally suited to multi generational living
- 5 bedrooms and 4 bathrooms
- Air source and solar heating system. Upvc double glazing
- Prime location in sought after Towy Valley village
- Constructed to exacting standards. Strong emphasis on energy efficiency
- 3 Reception areas and beautiful hand crafted kitchen
- Integral garage/workshop and spacious grounds of 1/3 acre
- EPC rating B

# 1 Maes Dyffryn, , Llandeilo SA19 7BG

An exceptional detached bungalow set in a prime position within this sought-after Towy Valley village, commanding breathtaking panoramic views across tranquil river meadows to the dramatic rolling hills beyond. Constructed to an exacting specification with a strong emphasis on energy efficiency (EPC B), this substantial and deceptively spacious home provides elegant, flexible accommodation of considerable quality, ideally suited to multi-generational living or those seeking space and refinement in a truly idyllic setting. It provides inset Porch; Reception Hall; Sitting Room with French doors to patio; Dining Room; Magnificent open plan Kitchen/Living Room with handcrafted bespoke Walnut fitted cupboards and comprehensive appliances; open plan Lounge with French doors to rear grounds; Utility Room; Cloakroom; Luxurious main bedroom with two walk in wardrobes and superb bathroom; 4 further Bedrooms and 3 bathrooms. Integral garage. Air source and Solar heating system. Upvc double glazing. Sweeping paved driveway to front leading to garage and providing excellent additional parking. Lawned garden with flower borders and specimen trees. Extensive lawned garden and patio to rear providing a wonderful space for 'al fresco' living. A beautiful home worthy of immediate viewing, book an appointment today.



Council Tax Band: G

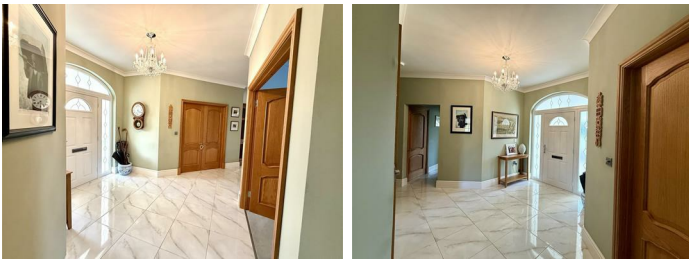


### INSET PORCH



With slate floor.

### RECEPTION HALL



16'4" x 9'11"

Panelled entrance door with leaded glazed side panels. Open plan to living area. Double oak doors off to sitting and dining rooms. Marble effect porcelain tiled floor with underfloor heating.

### SITTING ROOM



18'8" x 15'2"

French doors to rear patio. Underfloor heating.

### ANOTHER ROOM ASPECT



### DINING ROOM



15'10" x 13'2"

French windows to front elevation. Oak floor with underfloor heating.

### ANOTHER ROOM ASPECT



## KITCHEN/LIVING ROOM



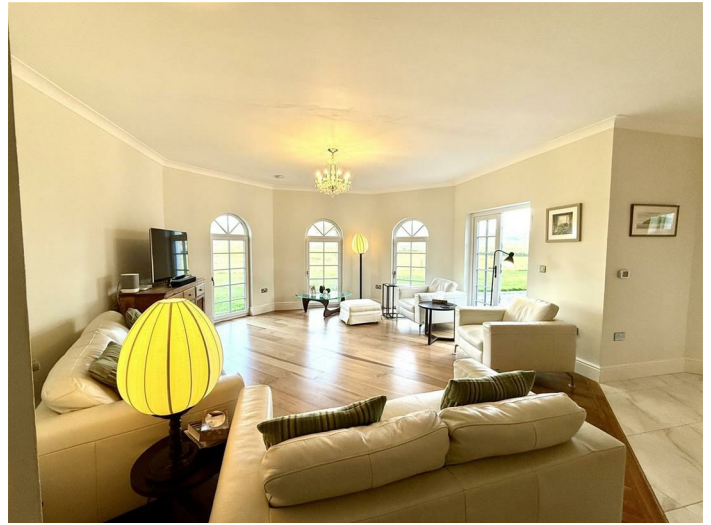
41'9" x 29'3"

Hand crafted bespoke kitchen in Walnut finish. 5 ring gas hob in granite surround recess with extractor above. Teko twin conventional and steam oven. Integrated microwave and wine chiller. Walk in illuminated larder cupboard. Stainless steel sink unit with mixer tap set in granite work surface. Breakfast bar. Ceiling downlighting. Marble effect porcelain tiled floor with underfloor heating.

### ANOTHER KITCHEN ASPECT



## LOUNGE AREA



French doors and windows to each elevation providing stunning views. Walnut floor with underfloor heating.

### ANOTHER ROOM ASPECT



## UTILITY ROOM



22'11" x 6'1"

Single drainer stainless steel sink unit with mixer tap. Wood effect work surface with tiled surround. Plumbed for automatic washing machine and dishwasher. Advance hot water storage chamber. Terracotta tiled floor with underfloor heating.

## CLOAKROOM



6'1" x 3'0"

Low level WC. Hand basin with tiled splash back. Terracotta tiled floor with underfloor heating.

## BEDROOM



13'10" x 12'0"

French window to side elevation. Spacious built in wardrobe. Underfloor heating.

## JACK & JILL BATHROOM



8'4" x 6'8"

Panelled bath with shower above, limestone effect tiled surround and glazed panel. Designer hand basin on tiled vanity with chrome mixer tap. Low level WC. Ceiling downlighting. Travertine limestone effect tiled floor with underfloor heating.

## BEDROOM



15'8" x 10'10"

French window to side elevation. Underfloor heating.

## FIRST FLOOR

### BEDROOM



23'11" x 14'11" max

French doors to balcony. Ceiling downlighting. Wardrobe area. Radiator

### BATHROOM



8'9" x 6'2"

Shower bath with shower mixer above in tiled and glazed surround. Hand basin on vanity with chrome mixer tap. Low level WC. Ceiling downlighting. Tiled floors. Chrome towel heater.

### INNER HALL

Built in linen and storage cupboards. Access to lofted area via 'pull down' ladder. Porcelain tiled floor with underfloor heating.

## BEDROOM



17'7" x 13'10"

Handcrafted range fitted cupboards and wall shelves. French window to front elevation providing farmland outlook. Underfloor heating.

## BATHROOM



9'6" x 5'10"

Shower bath with shower mixer above, marble effect tiled surround and glazed screen. Hand basin with chrome mixer tap on vanity. Low level WC. Marble effect tiled floor with underfloor heating. Ceiling downlighting. Chrome towel heater.

## MAIN SUITE HALLWAY



16'2" x 5'1"

Ceiling downlighting

### WALK IN WARDROBE

6'2" x 5'8"

Hanging rails and fitted shelving. Underfloor heating.

### WALK IN WARDROBE 2

8'7" x 5'2"

Fitted shelving and hanging rails. Underfloor heating.

## MAIN BEDROOM



20'6" x 13'10"

French windows to rear grounds and side patio with fabulous views. Underfloor heating.

## ANOTHER ROOM ASPECT



## GROUNDS



## MAIN BATHROOM



13'10" x 12'0"

Free standing bath with chrome fittings. Large walk in tiled and glazed shower area. Low level WC. Twin hand basins with mixer taps set in vanity area with mirror surround and ceiling lighting above. Porcelain tiled floor with underfloor heating. Vanity socket. Chrome towel heater.

## INTEGRAL GARAGE

21'5" x 20'7"

With electrically powered roller door.

The property stands in grounds of 1/3 acre or thereabouts and is approached over a paved sweeping driveway that leads to the garage and also provides valuable additional parking space. Alongside the drive is a level lawned garden with flower borders and specimen trees.

## REAR GROUNDS



A large expanse of level lawned garden and paved patio from where there are fabulous views and provides a wonderful setting for outside living.

## 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

## 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's 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

View all our properties on:  
[www.morgancarpenter.co.uk](http://www.morgancarpenter.co.uk); [www.rightmove.co.uk](http://www.rightmove.co.uk);  
[www.zoopla.co.uk](http://www.zoopla.co.uk); [www.primelocation.com](http://www.primelocation.com), or  
[www.onthemarket.com](http://www.onthemarket.com)

## OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883





## Directions

## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	