





Henblas House Crwbin, Kidwelly, SA17 5DP

Offers In The Region Of £345,000

- INDIVIDUALLY ARCHITECT DESIGNED DETACHED DORMER BUNGALOW.
- 2 BATHROOMS/WC's. RURAL VIEWS.
- WALKING DISTANCE REGULAR BUS ROUTE.
- FIRST TIME ON THE 'OPEN MARKET' SINCE 2001.
- 4 MILES A48 DUAL CARRIAGEWAY.
- DECPTIVELY LARGE ACCOMMODATION.
- OIL C/H. PVCu DOUBLE GLAZED WINDOWS.
- MIDWAY CARMARTHEN AND LLANELLI.
- BORDERING THE COUNTRYSIDE.
- 6.5 MILES SOUTH OF CARMARTHEN.
- 4 BEDROOMS. LOUNGE/DINING ROOM.
- SUNNY SOUTH FACING REAR GARDEN.
- 7.5 MILES CROSS HANDS AND ITS BUSINESS PARK.
- 2.5 MILES CENTRE OF PONTYBEREM.
- 7 MILES RAILWAY STATION AND ANCIENT TOWNSHIP OF KIDWELLY.

Henblas House , Kidwelly SA17 5DP

A most conveniently situated architect designed and individually built (1990) 4 BEDROOMED DETACHED DORMER BUNGALOW RESIDENCE enjoying a peaceful sunny position with views over the surrounding countryside, having attractive brick elevations situated fronting onto a Class III Council maintained road bordering the countryside on the periphery of the village community of Crwbin just off the B4306 'Carmarthen to Pontyberem' Road being located within 1.5 miles of the Primary School at Bancffosfelen, is within 2.5 miles of the centre of Pontyberem is within 3.5 miles of the A48 dual carriageway, is within 4 miles of Pontyates, is within 6 miles of Ffos Las racecourse, is situated some 6.5 miles south of the readily available facilities and services at the centre of the County and Market town of Carmarthen, is within 7.5 miles of Cross Hands, its Business Park and the ancient township of Kidwelly and is situated some 10.5 miles north of Llanelli town centre.

This modern traditionally built dormer bungalow has a contemporary rustic style with extensive use of exposed timber finishes including boarded walls, ceilings, doors and flooring that creates a warm natural interior while retaining the practicality and comfort of a modern home.

4 2 1

Council Tax Band: D





ENTRANCE HALL
8'1" x 3'10"
with 2 PVCu double glazed windows - 1 with a view towards 'Carn Ingle.' 'Grant' oil fired central heating boiler (2025). PVCu entrance door with part opaque double glazed heavy duty boarded door to

RECEPTION HALL
9'6" x 7'0" plus
built-in double cloaks cupboard and single cupboard off. 2 Power points. Staircase to first floor with a pine handrail. Boarded walls and vaulted ceiling.

INNER HALL
with 2 power points. C/h thermostat control. Built-in cupboard off. 2 Openings to the lounge/dining room.

WALK-IN UNDERSTAIRS STORAGE CUPBOARD OFF
with plumbing for washing machine.

LOUNGE/DINING ROOM
23'0" x 12'8"
with TV point. Aluminium double glazed window to side with a slate sill. Feature brick fireplace. Boarded ceiling. 4 PVCu double glazed tilt 'n' turn windows with slate sills overlooking the rear garden and from which a rural view is enjoyed. 10 Power points. 5' 10" (1.78m) Wide opening to

FITTED KITCHEN/BREAKFAST ROOM
12'8" x 8'6" plus
built-in cupboards off. Double aspect. Aluminium double glazed window to side. Part tiled walls. 1 Wall boarded. Boarded ceiling. PVCu double glazed window with a slate sill and from which a view is enjoyed. Plumbing for dishwasher. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, L.P. gas hob, canopied cooker hood, electric oven and breakfast bar. Telephone point. 7 Power points plus fused point. 'Stable type' boarded door to

PVCu DOUBLE GLAZED CONSERVATORY
18'0" x 7'4"
with a sliding double glazed double patio doors to outside. Base kitchen unit. Wall light. 2 Power points.

MASTER BEDROOM 1
12'7" x 11'5"
with beech wood flooring. 2 PVCu double glazed tilt 'n' turn windows with slate sills overlooking the rear garden and from which a rural view is enjoyed. Boarded ceiling. 6 Power points.

REAR BEDROOM 2
12'8" x 7'9"
presently utilised as a TV room with double aspect. 2 PVCu double glazed windows with slate sills - 1 with a view. One wall of exposed brick. One wall boarded. 4 Power points.

BATHROOM
PVCu opaque double glazed window. Extractor fan. Boarded ceiling. 3 Walls fully tiled. 1 Boarded wall. Recessed wall mirror. 3 Piece suite in white comprising WC, wash hand basin and cast iron bath with shower over, curtain and rail.

FIRST FLOOR

LANDING
with boarded ceiling and walls to the stairwell that incorporate a double glazed 'Velux' window. 1 Power point.

WALK-IN AIRING/LINEN ROOM
8'2" in depth
with radiator.

SIDE BEDROOM 3
17'6" x 9'6"
with boarded ceiling and 3 walls. 1 Wall of exposed brick. PVCu double glazed window with a slate sill to side overlooking the adjoining field. Radiator. 4 Power points. Access to loft space. Double glazed 'Velux' window. Eaves storage cupboard off.

HOME OFFICE
11'9" x 8'4"
with 2 double glazed 'Velux' windows. 2 Power points. Radiator. Boarded ceiling. Part boarded walls. Eaves storage cupboard off.

SIDE BEDROOM 4
17'5" x 7'10"
with double aspect. Double glazed 'Velux' window. PVCu double glazed window with a slate sill enjoying a far reaching view over the Gwendraeth Fach river valley towards the Brechfa Forest in the distance on a clear day. Radiator. 4 Power points. Access to loft space. Boarded ceiling and 3 walls. 1 Wall of exposed brick.

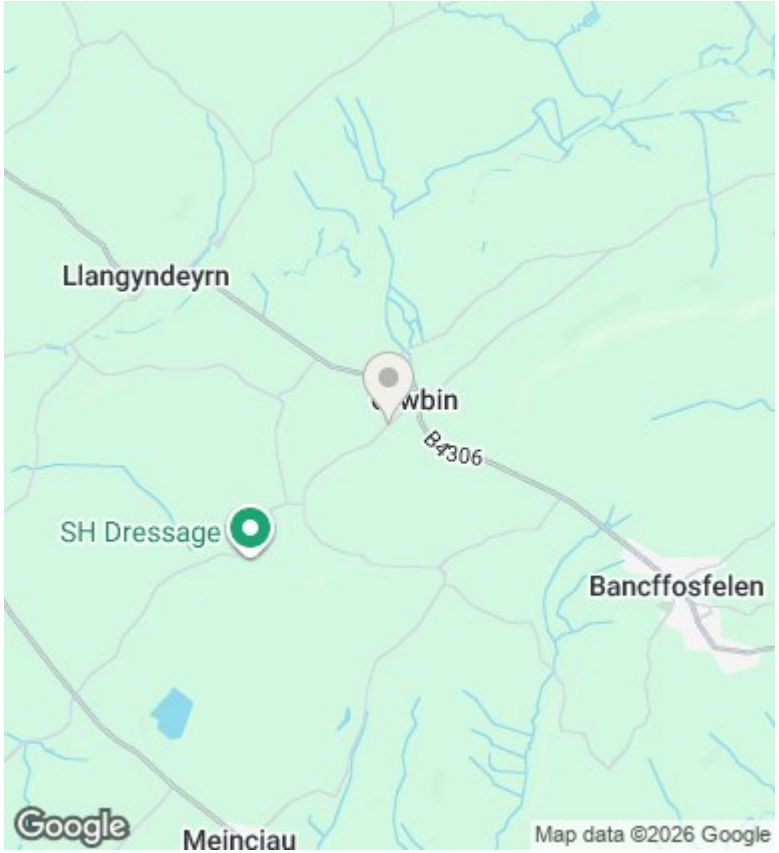
SHOWER ROOM
6'2" x 5'1"
with double glazed 'Velux' window with a far reaching view towards the Preseli mountains on a clear day. Boarded ceiling and walls. Ceramic tiled floor. Extractor fan. 2 Piece suite in white comprising WC and wash hand basin. Shower enclosure with electric shower over. Sliding boarded door.

EXTERNALLY
The residence occupies landscaped gardens that incorporate a tarmacadamed entrance drive with herbaceous borders that leads to the garage and provides ample private car parking. Front paved/artificial grassed garden with herbaceous borders. There are gated pathways to either side. Side/rear re-constituted plastic non-slip decked sun terrace from which rural views are enjoyed. There is to the rear a sunny south facing gently sloping lawned garden with herbaceous borders that abuts farmland that is a sun trap and also affords a good degree of privacy. OUTSIDE LIGHT and WATER TAP. OIL STORAGE TANK.

GARDEN STORE SHED
6'7" x 6'5"
with double doors.

DETACHED GARAGE
19'0" x 12'2"
with up-and-over garage door. Concrete block built. Double glazed window. Aluminium opaque double glazed personal door. 5 Power points.





Directions

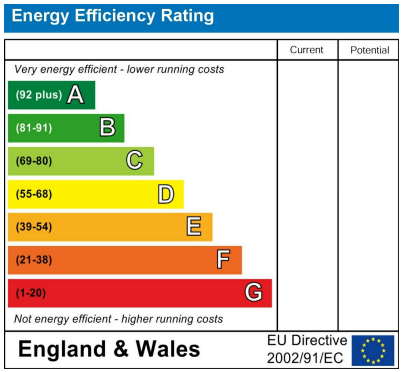
From Carmarthen take the A484 Llanelli Road south travelling past the turnings for 'Coleg Sir Gar' and 'Bro Myrddin' Secondary School continuing through the village of Cwmffrwd and as you leave the village bare left on to the B4309 Pontyates Road and having travelled for approximately half a mile turn left onto the B4306 Llangyndeyrn/Bancffosfelen/Pontyberem road - signposted. Travel through the village Llangyndeyrn continuing up the hill into Crwbin and turn first right just

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

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