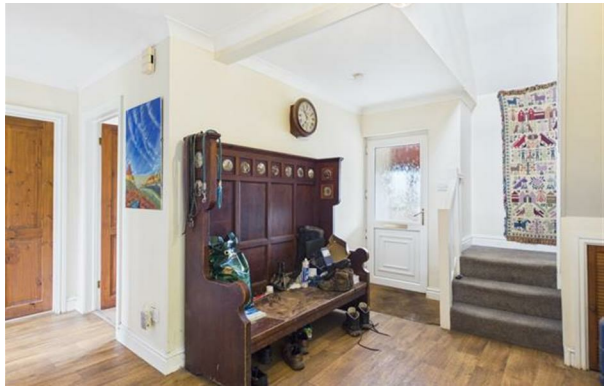






Crimond Llanpumsaint, Carmarthen, SA33 6LD

Offers In The Region Of £415,000

- MODERN DETACHED DORMER COUNTRY BUNGALOW RESIDENCE.
- 4 BEDROOMS. 2 WC's. OIL C/H.
- 2 MILES A484 'CARMARTHEN TO NEWCASTLE EMLYN' ROAD.
- 7 MILES GLANGWILI GENERAL HOSPITAL.
- SET IN JUST UNDER HALF AN ACRE.
- PVCu DOUBLE GLAZED WINDOWS.
- 7 MILES NORTH OF CARMARTHEN.
- SUNNY SOUTH FACING POSITION WITH RURAL VIEWS.
- 1 MILE VILLAGE OF LLANPUMSAINT.
- 3.5 MILES NORTH OF BRONWYDD ARMS.

Crimond , Carmarthen SA33 6LD

A delightfully situated individual traditionally built 4 BEDROOMED DETACHED DORMER COUNTRY BUNGALOW RESIDENCE having an attractive part stone facade situated enjoying a sunny south facing position with far reaching views over the beautiful Gwili River Valley and beyond being located fronting onto a quiet Council maintained country lane (Llanpumsaint to Esgair/A484 road) within 1 mile of the rural village community of Llanpumsaint which offers a Primary School and which in turn is located amidst the beautiful Gwili River Valley some 3.5 miles north of the village community of Bronwydd Arms that offers a Public House and Recreational Ground, is within 2 miles of the A484 'Carmarthen to Newcastle Emlyn' trunk road, is within 3 miles of the A485 'Carmarthen to Lampeter' trunk road, is within 3 miles of the village of Cynwyl Elfed that offers a shop/Post Office and Primary School, is within 6 miles of Carmarthen Golf Club and the property is located within 7.5 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen. Glangwili General Hospital being approximately 7 miles distant.

4 2 1

Council Tax Band: E





ENTRANCE PORCH
half glazed on a dwarf brick wall. Part exposed stone wall. PVCu part opaque double glazed door to

RECEPTION HALL
with C/h thermostat control. Staircase to first floor. Boarded effect vinyl floor covering. Radiator. 5 Power points. Understairs storage cupboard.

FITTED KITCHEN/DINING ROOM
22'0" x 10'7"
formerly two rooms with boarded effect laminate flooring. 2 PVCu double glazed windows to fore from which rural views are enjoyed. TV point. Radiator. Range of fitted base and eye level kitchen units incorporating a sink unit and canopied cooker hood. 9 Power points plus fused point. Plumbing for dishwasher. Glazed door to

GARDEN/SUN ROOM
12'2" x 9'0"
with boarded effect vinyl floor covering. 'T&G' boarded ceiling. Panelled internal walls. PVCu double glazed windows to three sides. PVCu double glazed double French doors to outside. Wall mounted electric panel heater. 4 Power points.

REAR BEDROOM 1
16'5" x 10'3"
with 6 power points. Double aspect. 2 PVCu double glazed windows. Radiator. Telephone point.

UTILITY ROOM
9'5" x 5'10"
with C/h timer control. Boarded effect laminate flooring. Radiator. 6 Power points. Sink unit. Plumbing for washing machine. PVCu part double glazed door to rear.

CLOAKROOM
6'4" x 3'8"
with fitted shelving and hanging rail. 'Firebird' oil fired central heating boiler.

FAMILY BATHROOM
10'5" x 7'4"
with part tiled walls. Vinyl floor covering. PVCu opaque double glazed window. 3 Piece suite in white comprising WC, pedestal wash hand basin and double ended bathtub with shower attachment. Radiator. Tiled/glazed double shower enclosure with electric shower over and sliding shower door.

INNER HALL
with glazed door to the lounge. Boarded effect vinyl floor covering.

BEDROOM 2/HOME OFFICE/STUDY
10'5" x 9'3"
with radiator. PVCu double glazed window. 4 Power points.

LOUNGE
21'2" x 15'7"
with double aspect. PVCu double glazed double French doors to fore. PVCu double glazed window to rear. Radiator. Fireplace incorporating a wood burning stove. 8 Power points.

FIRST FLOOR

LANDING
29'11" x 9'11" overall
with part sloping ceiling. 2 Double glazed 'Velux' windows. Eaves storage cupboard off. Radiator. 5 Power points. Recessed downlighting. Access to loft space. Fitted storage units.

DEEP BUILT-IN AIRING/LINEN CUPBOARD OFF
with hot water cylinder. Slatted shelving. Immersion heater switch. Double doors.

SEPARATE WC
7'8" x 3'9"
with 2 piece suite in white comprising WC and pedestal wash hand basin with tiled splashback. Wall light with shaver point. Part sloping ceiling with double glazed 'Velux' window. Radiator.

BEDROOM 3
13'8" x 9'11"
presently utilised as a living room with PVCu double glazed window from which a far reaching view is enjoyed over Llanpumsaint and beyond. 8 Power points. Radiator. Fitted cupboard with access to eaves storage.

BEDROOM 4
15'6" x 10'11"
with double glazed 'Velux' window to part sloping ceiling. 8 Power points. Access to eaves storage space off. PVCu double glazed window overlooking the rear garden. Fitted wardrobes. Fitted cupboards and shelving.

EXTERNALLY
Gated tarmacadamed entrance drive that provides ample private car parking. Front lawned garden. Side lawned garden. Rear lawned garden with concreted patio/sun terrace and pergola with beyond a further lawned garden with herbaceous borders, apple trees and soft fruit bushes that abuts farmland. The property occupies gardens of approximately 0.48 of an acre.

ADJOINING GARAGE
21'7" x 9'6"
with up-and-over garage door. PVCu opaque double glazed window. PVCu part opaque double glazed door. Wood burning stove. 14 Power points.

LEAN-TO STORE

INSULATED GARDEN STORE SHED/WORKSHOP
13'4" x 9'5"
with ramped access. Fitted shelving. Double door access.

ADJOINING INSULATED STORE SHED
9'0" x 8'6"
with double door access.

STORE SHED

LEAN-TO LOG STORE

GREENHOUSE
10'0" x 8'0"
on concrete block base





Directions

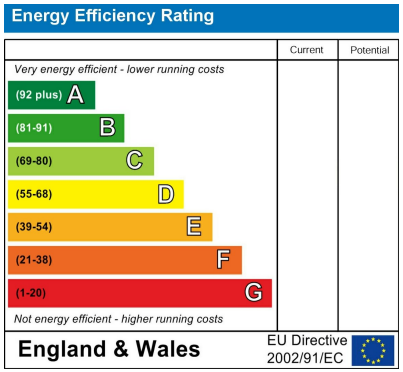
From Carmarthen take the A484 Newcastle Emlyn/Cardigan road north and at Bronwydd Arms turn right for Llanpumsaint/Gwili Railway (signposted). Follow the road to Llanpumsaint and travel into the village. Continue down the hill, over the hump-back bridge, under the Railway bridge and just before the former 'Railway Inn' Public House turn left for Esgair (signposted). Travel along this road for approximately 1 mile and the property will be found on the right hand side just before the right

Viewings

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

Council Tax Band

E



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