

Ref: 0kar20

Karinya, Cwrt Henri, Dryslwyn, Carmarthenshire, SA32 8SA

Immaculately Presented 4 Bedroomed Property at the edge of a Country Village with Spacious, Very Well Appointed Accommodation, Detached Garage, and Attractive Garden with Raised Deck

Favoured Towy Valley location. Llandeilo 6 miles. Carmarthen and A48/M4-link 10 miles.



This exceptionally well presented, spacious residence was constructed in 2007 to a high specification with quality fixtures and fittings, clean, sleek lines and fresh modern styling – offering 4 Bedroomed, light and airy accommodation with the benefit of underfloor heating to the ground floor and double glazing – including:-

- Ground Floor: Reception Hall, Kitchen/Dining Room, Study, Lounge, Master Bedroom with En Suite Shower Room, further Double Bedroom, Family Bathroom with jacuzzi/hydrotherapy bath and shower cubicle.
- First Floor: 2 Double Bedrooms, one with En Suite Shower Room. (The first floor offers far reaching views across the Towy Valley countryside.)
- Externally: Sizeable brick paved forecourt with ample parking space, Detached Single Garage, attractive lawned garden with raised patio deck.

The property occupies a very favourable Towy Valley situation – enjoying the benefits of quiet country village life along with easy travel to town amenities. Cwrt Henri's primary school is a short walk away and Dryslwyn's community shop/post office is about ¾ mile away. Access to the A40 trunk road is less than a mile distant, offering easy travel to the charming market town of Llandeilo, 6 miles eastwards, and to the county town and administrative centre of Carmarthen, 10 miles westerly, with good shopping, general hospital, rail and bus stations, and access to the A48/M4-link road. There are numerous visitor attractions within easy driving distance including the National Botanic Gardens, Aberglasney, Dinefwr Park, Brecon Beacons National Park and Brechfa Forest, as well as romantic medieval castles, riverside beauty spots, and the wonderful Welsh coast.

Price Guide: £299,950



(N.B. the timber garden chalet is not included in the sale)



FEATURES include:

- Travertine stone floors throughout the ground floor and polished oak flooring throughout the first floor.
- Hardwood panelled internal doors with chrome door furniture.
- uPVC wood-finish double glazed windows and external doors.
- Wireless security system with security door and window locks throughout.
- Idigbo hardwood open-tread staircase.
- Quality Italian fully tiled bathrooms with Ideal Standard White sanitary ware.
- Roof-mounted Thermomax solar heating system supplying mains pressure hot water for domestic consumption and underfloor heating supported by a Warmflow oil-fired boiler.
- Downlights throughout the residence with feature lighting in the Lounge and Dining Room, table light sockets in the Lounge, dimmer switches throughout, concealed surround sound wiring.
- NHBC Certificate (built 2007).

THE ACCOMMODATION comprises:

FRONT ENTRANCE: Entranceway with courtesy light and hardwood front door with inset oval glass feature and full-height side window panel, opening into the spacious Reception Hall.

RECEPTION HALL: 23'8" x 7'9". Ceiling downlights, small window to the side, door into large Walk-in Cloaks Room 7' x 3'4" with shelving, housing the electricity consumer unit and security control box, bespoke open-tread hardwood staircase leading up to the first floor, doors off to the open-plan Kitchen/Dining Room, Study and Lounge, and continuing into the Inner Hallway.

**KITCHEN/
DINING ROOM:** 28' x 13'2". Beautifully fitted with range of maple base and wall units, shelving, dresser-style unit, and central island/breakfast bar, all with granite-effect work surfaces incorporating:-
1½ bowl stainless steel sink unit with swan-neck mixer tap and waste disposal unit, tiled splashbacks, window to the side aspect, Hotpoint stainless steel double oven, microwave oven, four-ring ceramic hob with stainless steel and glass extractor chimney hood above, space for washer/dryer, integrated dishwasher, fridge/freezer, larder cupboards, wine racks, deep storage drawers, ceiling downlights.

The dining area has a vaulted ceiling with two Roto roof windows, feature five-light central ceiling fitting, a large window facing the rear garden and double fully glazed French doors leading out to the patio decking area and garden.

STUDY: 10'6" x 9'8". Double panelled doors from the hall, window to the side aspect.

INNER HALLWAY:	14' x 3'8". Leading on from the reception hall, with deep recess (ideal for a large bookcase), access to the loft, ceiling downlights, and door into Boiler Room/Airing Cupboard with linen shelves, housing the Warmflow oil-fired boiler, solar Cyclo Enerstore cylinder, solar Resol control unit, heating and hot water timer control unit, underfloor heating master sensors and control. Door off to the Lounge and doors off to the remaining ground floor accommodation as follows:
LOUNGE:	19'6" x 15'6". Two three-light ceiling fittings, double fully glazed French doors opening out to the rear decking area and garden beyond, and window to the rear.
FAMILY BATHROOM with SHOWER CUBICLE:	8'8" x 7'8". White suite comprising Jacuzzi bath with extra hydrotherapy jets, vanity unit with circular wash hand basin and two-door cupboard below and light/shaver point above, W.C. with concealed cistern, and walk-in shower cubicle with glass door and power shower, fully tiled walls, tiled floor, ceiling downlights, extractor fan, chromium heated towel rail, frosted-glass window to the side aspect.
MASTER BEDROOM 1:	17'10" x 12'9". Ceiling downlights, window to the front aspect, door to En Suite Shower Room.
EN SUITE SHOWER ROOM:	8'6" x 6'7". White suite comprising pedestal wash hand basin with light/shaver point above, close coupled W.C., and large shower enclosure with glass doors and power shower, fully tiled walls, tiled floor, extractor fan, ceiling downlights, chromium heated towel rail, frosted-glass window to the side aspect.
BEDROOM 2:	14'3" x 10'8". Ceiling downlights, window to the front aspect.
First Floor –	From the reception hall an open-tread hardwood staircase leads up to the first floor landing.
LANDING:	Galleried landing with attractive feature glass-brick wall section and doors into Bedrooms 3 and 4.
BEDROOM 3:	17' x 12'. Ceiling downlights, wardrobe recess 5'10" x 4', eaves storage, and two Roto roof windows with fitted blinds to the rear aspect enjoying far reaching views across the Towy Valley countryside.
BEDROOM 4:	10'3" x 10'3". Ceiling downlights, eaves storage, two Roto roof windows with fitted blinds to the front aspect. Door into En Suite Shower Room.
EN SUITE SHOWER ROOM:	In two sections:- 10' x 6'2": Fully tiled walls and floor, white suite comprising wall-mounted wash hand basin with light/shaver point above, bidet and W.C. with concealed cisterns, ceiling downlights, extractor fan, chromium towel rail, and glass door into: Wet Room: 6'2" x 3'6" with special wet room base, fully tiled, power shower, downlight, Roto roof window to the rear.

Aspects of the Reception Hall



Kitchen/Dining Room





The Lounge







Family Bathroom with Walk-in Shower



Master Bedroom and En Suite Shower Room



Bedroom 2



First Floor Bedroom 3



Another Aspect of First Floor Bedroom 3



First Floor Bedroom 4



Bedroom 4's En Suite Shower Room



EXTERNALLY:

THE APPROACH:

The property is approached along a quiet residential country lane in the scenic village community of Cwrt Henri, Dryslwyn – situated north of the A40 road in the beautiful Towy Valley between Llandeilo and Carmarthen.

The property has a wide entrance off the lane between pillared walls, leading into a sweeping brick paved forecourt and driveway providing generous off-road parking for a number of vehicles and continuing past the side of the house via 6ft estate gates to the Garage.

DETACHED GARAGE:

19'6" x 12'. Built in keeping with the residence, with up-and-over vehicular door and single glazed pedestrian door to the side, power and lighting connected, outside cold water tap. The (new) oil tank is situated at the back of the garage on a concrete base.

RAISED DECK:

20'6" x 12'6". Delightful raised deck at the back of the house providing a lovely relaxing al fresco seating and dining area, with power and lighting connected, two-tier fountain feature, 10ft electronic awning, balustrade with pretty climbing plants and steps down to the garden.

GARDENS:

The property is bounded by fencing to the sides and rear and by walls with pillars to the front section. There is a large gravelled bed at the side of the front forecourt, planted with a selection of young specimen conifers and evergreens of various shape and height. Brick paved footpaths lead round to the rear garden, which is attractive and easy to maintain, being neatly laid to lawn with access to the raised deck, a timber pergola, and edged by a mix of shrubs and young specimen trees.

SMALL STORE:

Useful small timber store shed situated behind the Garage.





(N.B. the timber garden chalet is not included in the sale)



The entrance to the property off a country lane



SERVICES: We understand that the property is connected to mains water, mains electricity, and mains drainage. Telephone with Broadband (6mb) is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX: We understand that the property is within Council Tax Band "F" – £1,740.15 for 2010/11 (Carmarthenshire County Council)

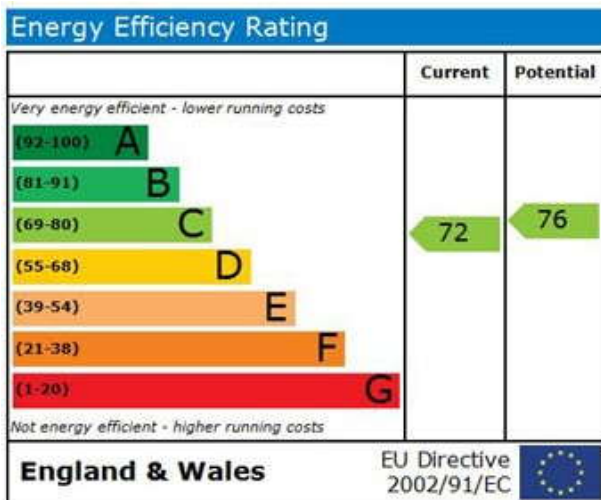
FIXTURES & FITTINGS: Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

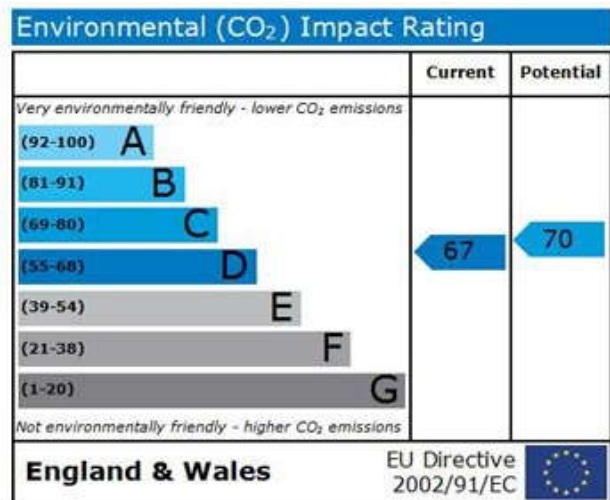
TENURE & POSSESSION: We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING: **By prior appointment with –**
PROFILE HOMES
Tel: 01550 777790
Email: contact@profilehomes.com
Website: www.profilehomes.com

ENERGY PERFORMANCE:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

THE LOCATION:

The property is situated along a residential lane in the small rural community of Cwrt Henri which neighbours Dryslwyn to the south in the beautiful Towy Valley. Cwrt Henry has a primary school and Dryslwyn community shop/post office is about ¼ mile southerly next door to a car dealership. Access to the A40 trunk road is about a mile southerly, giving easy access to Llandeilo and Carmarthen. Tregib secondary school on the outskirts of Llandeilo serves the outlying villages and is about 6¼ miles from the property.

Dryslwyn Castle is just over 2 miles southerly, atop a hill overlooking the river Towy. This Welsh castle was built and occupied by the Princes of Deheubarth on the site of an iron age hill fort around 1245. There was a famous siege of the castle by King Edward I's forces in 1287, and many of his men were crushed by the falling walls as the castle was destroyed.

Aberglasney House and Gardens are about 3 miles south-easterly near Llangathen. The origins are shrouded in mystery but the house and estate may date back to 1470. The historic gardens became neglected and “lost in time” after the war, then in the mid-1990’s restoration work began to bring the estate back to its former glory. Aberglasney’s yew tunnel is thought to be about 250 years old.

Gelli Aur (Golden Grove) Country Park is 5 miles south-easterly, with a mansion house surrounded by about 60 acres of parkland, including an arboretum (containing some giant Redwoods, Monterey pines and fern-leaved Beech), deer park, terrace gardens, woodland, meadows, ponds, walks, nature trails, and delightful views across the Towy Valley. This estate dates back to the 16th Century and formerly belonged to the Vaughan family and the Earls of Cawdor.

The National Botanic Garden of Wales is 5¾ miles south-westerly, set in the former 18th Century park of Middleton Hall, boasting the renowned Great Glass House designed by Norman Foster, with its own Mediterranean climate. This is a famous centre for botanic science, helping to conserve some of the world’s rare plants, with a variety of gardens, nature attractions, and superb country views to enjoy. On a nearby hilltop **Paxton’s Tower** offers panoramic views across the Towy Valley to the Botanic Gardens – a gothic edifice erected c.1810 as a memorial to Lord Nelson and the Battle of Trafalgar in 1805.

Llandeilo is 6 miles easterly, a delightful small town off the A40, near the junction with the A483, occupying an elevated position on the western banks of the River Towy at the fringe of the Black Mountain region of Brecon Beacons National Park. The town has distinctive shops, galleries, pubs, hotels, good restaurants, main post office, health centre, dentists, primary school, churches, a town council, and a railway station on the scenic Heart of Wales country line that runs from Swansea to Shrewsbury over 121 miles through lovely countryside. Llandeilo dates back to the 13th Century (named after the 6th Century Saint Teilo) and it was once the medieval capital of Carmarthenshire. But the development of Llandeilo really grew in the 18th Century as a market town and banking centre for cattle drovers. It once had corn and woollen mills as well as a tanning industry, and it is still an agricultural centre nowadays. The town retains its old world charm, with narrow streets, historic Georgian buildings, and a single-span stone bridge over the Towy, built in 1848.

Dinefwr Park is just outside Llandeilo, with a fine 17th Century manor house (Newton House), woodland, mill pond, fallow deer and white cattle, and the Castle Woods Nature Reserve, which offers a walk to the ancient **Dinefwr Castle**, perched on a rocky crag commanding stunning views along the Towy Valley. This Welsh 12th Century castle was built by Lord Rhys (Rhys ap Gruffydd) and was the stronghold of the Princes of Deheubarth, rulers of south-west Wales in medieval times. It was later possessed by King Edward I as a royal fortress. The river meadows are a haven for a variety of birds and other wildlife.

Brecon Beacons National Park (established in 1957) extends eastwards from Llandeilo to Hay-on-Wye on the English border, covering some 520 square miles, and incorporating the Black Mountain massif to the west, the Fforest Fawr, the Central Brecon Beacons, and Black Mountains Range to the east. The scenery is spectacular with diverse countryside including high mountain peaks, gorges, waterfalls, lakes, open hills and moorland, as well as wooded valleys and lowlands with softly rolling farmland and clear meandering rivers. The park can be explored on foot, horseback, bicycle or by car. There are Castles at strategic points on the boundaries of the Park – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and Carreg Cennen (an impressive 14th Century castle only 10 miles south-east of the property, dramatically set atop a limestone outcrop at the fringe of the Black Mountain near Trapp village). **Brecon**, the ancient main town of the National Park is 37 miles east of the property, well known for its fortified medieval cathedral and annual jazz festival

Brechfa Forest is about 8 miles northerly from the property, one of the largest areas of Forestry Commission property in Wales, covering around 50 square miles at the southern fringe of the Cambrian Mountains, with rolling hills, open moorland, river valleys, sparkling streams, stunning views, extensive forestry, abundant wildlife, and scattered villages. The area offers extensive bridleways and tracks for horse riding, mountain biking, and walking, as well as winding forest roads. It is also the venue for a stage of the Rally of Great Britain and equestrian endurance events.

Cross Hands is 9 miles south of the property, off the A48/M4-link, comprising a bustling old village with a large, established Business & Retail Park on its outskirts, all providing a wide range of amenities including retail shops and commercial businesses, post office, bank, medical and dental centres, chemists, health & fitness club, cinema, and well known superstores.

Carmarthen is 10 miles westerly from the property, the ancient county town and administrative centre combining an old world charm of quaint narrow streets and traditional shops with bustling markets and modern shopping amenities including well known stores such as Marks & Spencer, Monsoon, Curry's, Tesco, Argos, etc., and there is a new Debenhams, Next and a Multi-screen Cinema. The town has primary and secondary schools, leisure centre with swimming pool (near the High School at Johnstown), Trinity university college, art galleries, library, and heritage centre, plenty of pubs, clubs, hotels, and restaurants, and doctor's and dentist's surgeries. The railway station is on the West Wales line (for Pembrokeshire westwards and to Swansea-Cardiff-Bristol-London eastwards), and main roads radiate out to all regions, including the A40, **A48/M4-link** road, A484 and A485. The West Wales General Hospital is at the edge of town, and Carmarthen's 18-hole Golf Course is a few miles north of town. Carmarthen Showground is on the south-western outskirts, home to the Welsh Dairy Show.

Carmarthen stands on the meandering Towy river just before it begins its 12 mile estuary down to the bay—recognised as a good strategic site by the Romans. Signs of the Roman occupation still survive—the remains of an amphitheatre can still be seen. The Normans built a castle here around 1094 and a tower still remains overlooking the town and river. In the 16th and 17th Centuries Carmarthen was dependent mainly on the wool trade and agriculture. The town expanded in the 18th Century when the iron and coal industries became important. In the summertime, the ancient art of coracle fishing can still be observed on the waterfront. The County Museum at Aberwili on the outskirts of town contains a wealth of historical information on the region.

The Coast is about an hour's drive away. To the north-west, magnificent Cardigan Bay is famous for porpoises, dolphins, seals, sea birds, beautiful beaches, and cliff top walks, with popular resorts such as Aberaeron and New Quay as well as secluded coves. To the south on Carmarthen Bay, the Millennium Coastal Park offers beaches, dunes, salt marshes, fens, woodland and leisure facilities, and Cefn Sidan Beach provides a 7 mile expanse of peaceful sands and dunes. The Gower Peninsula juts out to sea between Llanelli and Swansea, with a stunning coastline and beautiful unspoilt landscapes.

NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

PROFILE HOMES

Tel: 01550 777790, Email: contact@profilehomes.com, Web: www.profilehomes.com
Penybanc Farm Office, Llangadog, Carmarthenshire, SA19 9DU

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