

Ref: Ohau03                      Haulfryn, Llanllwni, Pencader, Carmarthenshire, SA39 9DU

**Spacious Detached 4 Bedroom Bungalow and Double Garage in large gardens, enjoying a semi-rural edge of village location with lovely views across the Teifi Valley.**

Llandysul 5 miles, Lampeter 8 miles, Newcastle Emlyn 13 miles, Carmarthen and M4/A48 Link Road 14 miles.



This very spacious detached bungalow was built we understand in the mid 1990's of cavity wall construction under a slate roof.

**Accommodation** – Reception Hall, Cloakroom, Kitchen, Utility Room, Lounge, Sitting Room/Dining Room, 4 Double Bedrooms and a Family Bathroom. (EER: F).

**Double Garage** – 24' x 21' with Workshop & W.C.

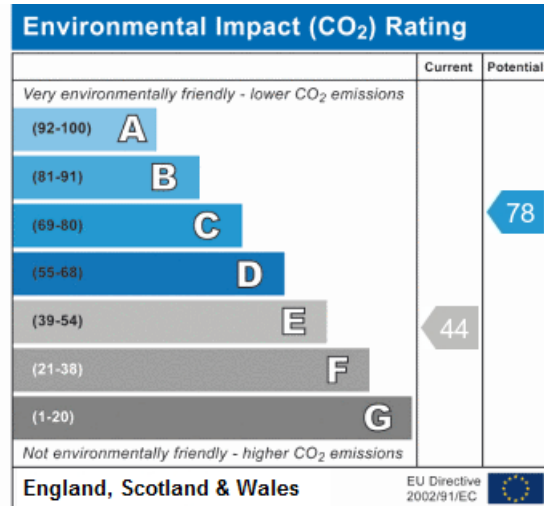
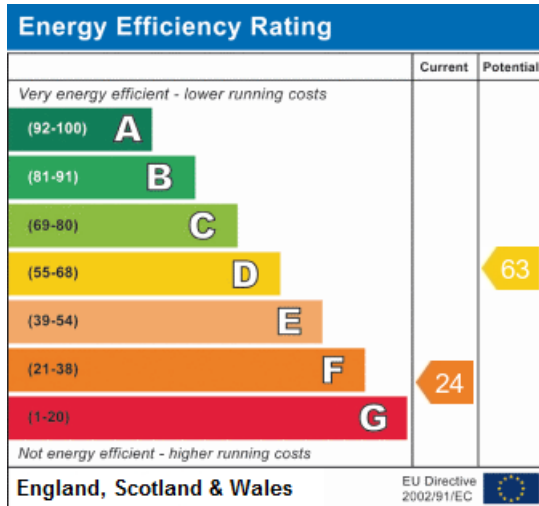
**Externally** – Extensive garden areas mostly lawned, with a large patio at the rear which enjoys the pleasant views over neighbouring land.

**Location** – The property is pleasantly situated at the edge of the rural village of Llanllwni, set back off the road in a slightly elevated position with far reaching views across the Teifi Valley. There is a regular bus service close by, a small village store and post office, an infant school, builder's merchants, places of worship and a community hall. Two public houses and a garden centre with tea rooms are within walking distance. To the south of the village lies the mountain, Mynydd Llanllwni which is an ideal location for walking and cycling. Llanybydder is 3 ½ miles away with a small convenience store, doctors surgery and a hairdressing salon. The popular market town of Llandysul by the River Teifi is 5 miles distant with good local amenities including shops, schools, leisure centre, pubs and eateries, canoe centre and angling association. The Teifi Valley is rich in beauty and wildlife with numerous places to visit along its length. Newcastle Emlyn is 13 miles away, a delightfully quaint market town on the river with good amenities and castle ruins, and the university town of Lampeter is 8 miles distant at the foothills of the Cambrian uplands. Carmarthen is 14 miles southerly with excellent shopping amenities, multi-screen cinema, general hospital, main line railway station, and access to the A48/M4-link road. Cardigan on the magnificent Cardigan Bay Coast is 24 miles away, the popular coastal town of New Quay is 20 miles distant and there are numerous pretty coves and beaches within easy driving distance.

**Price Guide: £245,000**

## THE ACCOMMODATION COMPRISES:

- ENTRANCE:** Half glazed door with windows either side.
- RECEPTION ROOM:** Solid wood flooring, doors to:-
- CLOAKROOM:** Wash hand basin and low level W.C. Window to the front.
- LOUNGE:** 15'10" x 14'. Marble fireplace and surround housing a gas fire and marble hearth with display plinth to one side. Window to the front aspect enjoying lovely far reaching countryside views.
- INNER HALL:** The reception hall opens out into the inner hall which has a built in airing cupboard and separate cloaks cupboard, loft access and doors to:-
- SITTING/DINING ROOM:** 16'6" x 15'10". Victorian style wooden fireplace with inset marble and tiled surround and marble hearth. Patio doors leading out to the rear garden. Solid wood flooring. Door to the kitchen.
- KITCHEN:** 13'7" x 9'6". Fitted kitchen with a range of oak wall and base units with work surfaces over and breakfast bar. Stainless steel sink with single drainer and mixer tap. Integral oven with extractor fan over. Integral fridge. Tiled splashbacks and tiled floor. Window to the rear overlooking adjoining farmland. Door to the utility room.
- UTILITY ROOM:** 9'6" x 9'6" Range of wall and base units with work surfaces over, tiled splashbacks. Stainless steel sink with single drainer and mixer tap. Plumbing for a washing machine. Built in storage cupboard. Wall mounted Ideal gas boiler which serves the central heating and hot water. Space for an upright freezer. Tiled floor. Half glazed door to the rear garden.
- From the inner hall doors to:-
- BEDROOM 1:** 12'6" x 12'. Built in wardrobes. Window to the front with far reaching countryside views.
- BEDROOM 2:** 12' x 11'6". Window to the rear, built in wardrobes.
- BEDROOM 3:** 10'8" x 10'6". Window to the front with lovely far reaching views.
- BEDROOM 4:** 10'8" x 7'4". Window to the front, again with lovely views.
- BATHROOM:** 9'6" x 7'6". Suite comprising panelled bath, pedestal wash hand basin, W.C., shower enclosure, mirror fronted medicine cabinet, shaver point and light. Partially tiled walls and extractor fan. Window to the rear.
- EXTERNALLY:**
- THE APPROACH:** The property is approached off the A485 and has a stone pillared and walled entrance into a large tarmac driveway where there is ample parking and turning space for numerous cars.
- DETACHED DOUBLE GARAGE & WORKSHOP:** 24'6" x 21'2". Double vehicular doors. Workshop and W.C. at the rear.
- GARDENS:** The property has large lawns to the front and rear. To the front, an attractive post and rail fence with a lawned bank to the fore. To the rear, a large paved patio, further lawned area and a greenhouse. The rear garden enjoys a pleasant outlook over fields.



**SERVICES:** We understand that the property is connected to mains electricity, mains water and mains drainage. The property has a gas-fired central heating system. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

**COUNCIL TAX:** We are informed that the property is within Council Tax Band "F" (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 appointment with **PROFILE HOMES**  
**Tel: 01550 777790**  
**Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)**  
**Website: [www.profilehomes.com](http://www.profilehomes.com)**



**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.

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