

Ref: 0wau96

Waun Deg, Heol Dinefwr, Foelgastell, Llanelli, SA14 7EH

**Spacious and beautifully presented 5 Bedroom, (2 En Suite), Single Storey Residence with Circa 5 acres of land, (to be confirmed). Desirable family home / smallholding, on the edge of a village in a semi-rural sought after location within easy reach of towns and the A48/ M4 link road.**

A48 only 0.8 of a mile, Cross Hands 2.2 miles, Llandeilo 9 miles, Carmarthen 10 miles, Swansea 16 miles.



Set at the edge of a sought after village on a no through lane, this attractive, individually designed and very well-presented single storey brick built cavity wall residence has rendered elevations, a tiled roof, and has benefitted from extensive re-modelling and major improvements over the last few years to include a new kitchen, bathrooms, flooring and renewal of plumbing, electrics, insulation, uPVC double glazed windows and oil-fired central heating. Perfect family home with easy access to schools and amenities but with the benefit of land for those seeking to run a smallholding or indeed for equestrian use.

**Accommodation:** Covered Front Porch, Hallway, Kitchen/Breakfast Room, Rear Conservatory, Lounge/Dining Room, Principle Bedroom with En Suite, Double Bedroom with En Suite and 3 further Bedrooms and family Bathroom.

**Externally:** Large Garage/Workshop, further Single Garage, Range of 5 Pony Stables and two Store Buildings.

**Land:** Amounting to circa 5 acres which is in one level / gently sloping enclosure to the rear of the property.

**Location:** The village of Foelgastell has a pub with restaurant called 'The Smiths Arms', which is within walking distance. There is a bus service and access to the A48 is 0.8 of a mile away with easy access to Carmarthen to the west and Cross Hands (Retail Park) /Swansea M4 to the east. The neighbouring village of Cefneithin is just under 1 mile away, there are primary and secondary schools, a village hall and a rugby club. The pretty town of Llandeilo is 9 miles to the north, Carmarthen is 10 miles away with good shopping, general hospital and main line railway station. Llanelli to the south is only 11 miles away and Swansea 16 miles.

**Price: £575,000**

## THE ACCOMMODATION:

Beautifully presented with a warm and welcoming ambiance. Refurbished and now benefitting, we are informed, from new double glazing, LVT click flooring, new carpets, a new kitchen, two new bathrooms, new oil boiler, plumbing and electrical work.

<b>FRONT ENTRANCE:</b>	Front door into the entrance hall.
<b>HALLWAY:</b>	Built in cloaks cupboard and large airing cupboard, doors to:-
<b>LOUNGE/DINING ROOM:</b>	23'2" x 14'4". Fireplace housing a multi fuel stove on a raised slate hearth with timber mantle over, French doors with glass panels either side to the front aspect.
<b>KITCHEN/BREAKFAST ROOM:</b>	18'4" x 11'. Contemporary and stylish 'handleless' design fitted kitchen with work surfaces over and incorporating a breakfast bar area. 1½ bowl ceramic sink, 4 ring induction hob and chimney hood style extractor over. Two built in eye level ovens and microwave. Concealed dishwasher, concealed washing machine and two windows to the rear. Space for a fridge/freezer. Loft access. Door to the rear conservatory.
<b>CONSERVATORY:</b>	13'9" x 6'6". Windows on three sides and external door to the rear garden. Tiled floor.
<b>PRINCIPLE BEDROOM SUITE:</b>	13'9 x 12'6". Window to the side. Door to the en suite.
<b>En Suite Shower Room:</b>	10' x 5'10". Large vanity unit with wash hand basin and extensive storage cabinets, large shower enclosure and low level W.C. Window to the rear. Tiled walls. Heated towel rail. Extractor fan
<b>BEDROOM SUITE:</b>	12'6" x 10'7". Walk in wardrobe, window to the rear and door to the en suite shower room.
<b>En Suite Shower Room:</b>	8'3" x 4'9". Large shower enclosure, mirror fronted bathroom cabinet, vanity unit with wash hand basin and low level W.C. Heated towel rail and extractor fan.
<b>BEDROOM 3:</b>	14'8" x 8'6". Window to the front.
<b>BEDROOM 4:</b>	14'8 max. x 7'6". Window to the front.
<b>BEDROOM 5:</b>	12'3" x 10.8". Window to the front.
<b>FAMILY BATHROOM:</b>	9'10" x 6'. White suite comprising bath with shower over and shower screen, vanity unit with wash hand basin and low level W.C. Tiled walls. Window to the side. Heated towel rail, extractor fan.

### Ground Floor

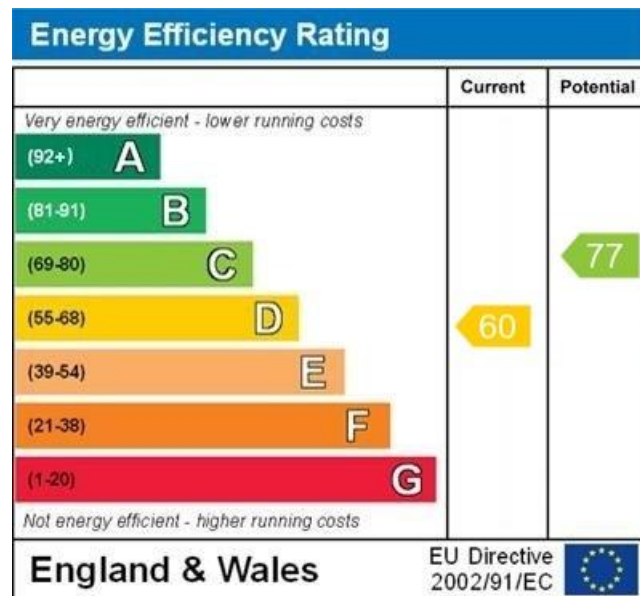


For illustration purposes only, floor-plan not to scale and measurements are approximate.  
Plan produced using PlanUp.

## EXTERNALLY:

<b>THE APPROACH:</b>	The property is approached from the village of Foelgastell and then via a private no through road that leads to a few properties, the last residence currently being Waun Deg. There is ample off road parking to the side of the residence and to the front of the garage/workshop.
<b>DETACHED DOUBLE GARAGE / WORKSHOP:</b>	39'6" x 18'6". With an electric roller door. Power and lighting. Small lean to at the rear for storage.
<b>SINGLE GARAGE:</b>	20'3" x 8'2".
<b>PONY STABLES:</b>	<p>Located at the rear of the residence, suitable for very small ponies or small livestock but with scope to adapt as required. There is a large concrete area to the fore and in front of stables 4 &amp; 5 there is a tall fixed pen. Currently providing:-</p> <p>Stable 1: 6'7" x 6'. Stable 2: 12'6" x 6' (formerly two small stables made into one). Stable 3: 7'4" x 6'. Stable 4: 5'1" x 6'. Stable 5: 5'9" x 6'.</p>
<b>STORE BUILDING 1:</b>	19'7" x 10'6". Ideal garden outhouse/potting shed or implement storage.
<b>STORE BUILDING 2:</b>	10'4" x 9'3". In need of some attention but again could be a useful store.
<b>GROUNDS &amp; LAND:</b>	<p>We are informed that the whole property amounts to approximately 5 Acres, including the buildings, grounds, gardens and field.</p> <p>A paved front terrace leads to a side area of lawn and to the rear a large enclosed terrace and access to a large level lawned area.</p> <p>Beyond the garden there is a level to very gently sloping field in one enclosure.</p> <p>Adjacent to the front of the property there is a hardstanding track which leads to a vehicular gateway into the field.</p>
<b>SERVICES:</b>	We understand that the property is connected to mains water and mains electricity, and has a private septic tank drainage system. The property has oil-fired central heating. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.
<b>COUNCIL TAX:</b>	We are informed that the property is within Council Tax Band F (Carmarthenshire County Council).
<b>FIXTURES &amp; FITTINGS:</b>	Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.
<b>WAYLEAVES, EASEMENTS &amp; RIGHTS OF WAY:</b>	The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.
<b>TENURE &amp; POSSESSION:</b>	We are informed that the property is freehold with vacant possession on completion, by arrangement.
<b>VIEWING:</b>	<p><b>Only by prior appointment with the Sole Selling Agents –</b> <b>PROFILE HOMES</b> <b>Tel: 01550 777790</b> <b>Email: <a href="mailto:contact@profilehomes.com">contact@profilehomes.com</a></b> <b>Website: <a href="http://www.profilehomes.com">www.profilehomes.com</a></b></p>

## ENERGY PERFORMANCE FIGURES



### THE LOCATION:

**What3words:** <https://w3w.co/earmarked.deal.headboard>

**Road travel:** Access to the **A48** trunk road is 0.8 of a mile away, providing a route across south-west Wales to the west and links to the M4 to the west at Pont Abraham.

There are footpaths in the area ideal for dog walking/exercising and a little further afield, Llwyn Lech Owain Country park only 2.7 miles away, is an interesting 'outdoor venue' to visit.

**Llandeilo** is only 9 miles away, a small town at the fringe of the Black Mountain, with distinctive shops, galleries, pubs, hotels, good restaurants, main post office, health centre, primary and secondary schools, churches, and railway station (Heart of Wales line). The A483 road runs through the town leading southwards to Swansea. Llandeilo dates back to the 13<sup>th</sup> Century, the church and town being named after the 6<sup>th</sup> Century St. Teilo. Standing in an elevated situation on the banks of the River Towy, the town was once the medieval capital of Carmarthenshire, but the development of Llandeilo really grew in the 18<sup>th</sup> 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 delightful old stone single-span bridge over the Towy, built in 1848.

**Carmarthen** on the meandering Towy is 10 miles to the west, the ancient county town and commercial 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, Next and a Multi-screen Cinema, along with pubs, clubs, hotels, restaurants, theatre, art galleries, leisure centre, swimming pool, schools, University college, West Wales General Hospital, heritage centre, and county museum. The town is served by good rail links through Swansea to Cardiff, and main roads radiate out to all regions, including the A40, A48/M4-Link, A484 and A485. The ruins of a Roman Amphitheatre can still be seen and the remains of a Norman castle built circa 1094 overlook the town and the river. Carmarthen's 18-hole Golf Course is a few miles north of town. Carmarthen Showground is on the south-western outskirts.

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**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**

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