

Ref: 0gla03

Glasfryn, Cefn-Y-Pant, Whitland, SA34 0TS.

**An individually styled detached 4/5 bedroom house in a quiet rural and private location enjoying beautiful countryside views.**

Llanboidy 2.5 miles, Whitland / A40 6 miles, St.Clears 8.5 miles, Carmarthen A48/M4 link road 16 miles.



This desirable and well-presented country home of modern construction under a slate roof was built, we understand, in 2010 but has been completely refurbished and the gardens freshly landscaped in recent months.

**Accommodation** – Ground Floor: Entrance Hall, Living Room, Kitchen/Breakfast Room, Inner Hallway, Study/Bedroom 5, Utility Room and Cloakroom. First Floor: 3 Bedrooms, Family Bathroom. Second Floor: Principal Bedroom and Shower Room. (EER: E).

**Externally** – Lawned gardens with mature shrubs and trees to the boundary and a large garden shed.

**Location** – Within a 2.5 mile drive of amenities at Llanboidy where there is a general store and Post Office, a market hall, a church and junior school, and a sports and social club. Whitland is 6 miles away. St. Clears is 8.5 miles distant and has very good amenities, including a supermarket, pub, primary school, doctor's surgery, and a sports and leisure centre. Narberth only 11 miles away in East Pembrokeshire, a charming market town with a range of independent shops and a good selection of café's pubs and restaurants. The county town of Carmarthen is 16 miles away with excellent shopping, schools, multi-screen cinema, general hospital, retail parks, main line railway station, and access to the A48/M4-link road. The area is an ideal base for exploring the magnificent coastlines and beaches of West Wales easily accessed via the A40 which is 6 miles to the south of the property. Numerous visitor attractions are within easy driving distance, the lovely Carmarthen Bay coastline is 15 miles to the south, and the wonderful Pembrokeshire National Park Coastline less than an hour away.

**Price: £345,000 - No Onward Chain.**

## THE ACCOMMODATION COMPRISES:

An immaculately presented house offering extremely light and airy accommodation. Far reaching views can be enjoyed from most windows especially the second floor principal bedroom suite. 'Flogas' LPG central heating and double glazing throughout.

### GROUND FLOOR

<b>ENTRANCE HALL:</b>	Partially glazed recessed front door, staircase to the first floor. Tiled floor. Doors to:-
<b>LIVING ROOM:</b>	20'6" x 12'2". Lovely light and airy room with a full height triple window to the front and further window to the rear.
<b>KITCHEN/BREAKFAST ROOM:</b>	20'6" x 7'6". Range of gloss shaker style wall and base units and solid wood worksurfaces. Stainless steel sink, tiled splashbacks. Concealed integral dishwasher and under counter fridge. Cooker control point and LPG Range cooker, chimney hood style extractor fan over. Full height triple window to the front and further window to the side, ceiling downlights and tiled floor.
<b>INNER HALLWAY:</b>	11'6" x 3'6". Tiled floor, external door to the rear porch and garden. Doors to:-
<b>STUDY/BEDROOM 5:</b>	10'2" x 7'3". Window to the rear.
<b>UTILITY ROOM:</b>	10'8" x 8'. Window to the side. Wall mounted LPG Worcester gas boiler. Range of wall units and a base unit with worksurface over and plumbing for a washing machine. Window to the side. Tiled floor and door to the cloakroom.
<b>CLOAKROOM:</b>	6'1" x 4'6". Pedestal wash hand basin, low level W.C. Heated towel rail. Window to the side. Tiled floor.

### FIRST FLOOR

<b>LANDING:</b>	Staircase to the second floor and doors to:
<b>BEDROOM 2:</b>	20'6" x 8'8". Dual aspect with full height triple window to the front and window to the side.
<b>BEDROOM 3:</b>	11' x 10'2". Window to the rear and door to a walk-in wardrobe.
<b>BEDROOM 4:</b>	14'2" x 5'4" increasing to 7'6". Full height triple window to the front.
<b>FAMILY BATHROOM:</b>	12'6" x 10'7" max. White suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin tiled splashback, shaver point and light over. Low level W.C. Window and Velux roof window to the side. Ceiling downlights, large, heated towel rail. Extractor fan and tiled floor.

### SECOND FLOOR

<b>LANDING:</b>	Window to the rear and doors to:-
<b>PRINCIPAL BEDROOM:</b>	20'6" x 13'4". Max. Window to the front.
<b>SHOWER ROOM:</b>	9'6" x 4'2". Shower enclosure, pedestal wash hand basin, low level W.C. Ceiling downlights, extractor fan. Tiled floor. Heated towel rail.

**Floorplan Page 4**

## EXTERNALLY

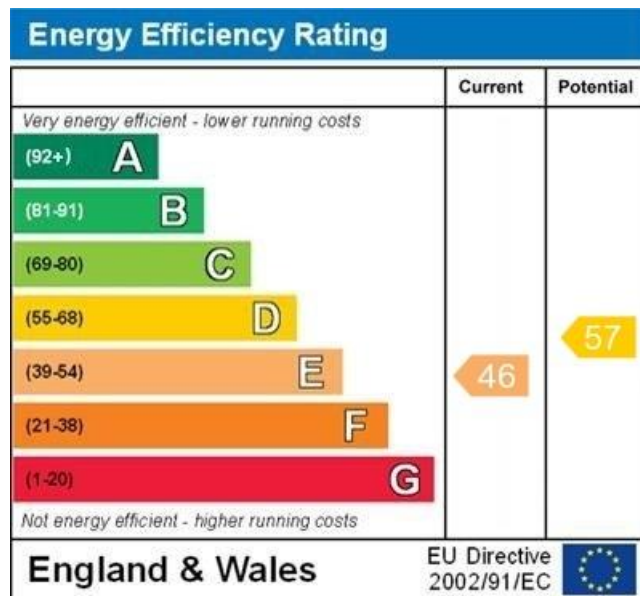
### THE APPROACH:

The property is accessed from a country lane via new double five bar gates that lead into a gravelled driveway with ample parking and turning space.

### GARDENS:

Surrounded by a level lawned garden which has recently been reseeded allowing the new owner to further landscape as required. Bounded by a dwarf wall. Paved pathway to the garden shed at the rear which is 14'2" x 7'2".

## ENERGY EFFICIENCY FIGURES





**SERVICES:**

We understand that the property has mains electricity and gas central heating electricity and has a mains metered water supply. There is a private drainage system.

**COUNCIL TAX:**

We are informed that the property is within Council Tax Band "tba". (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:**



**Strictly by prior appointment with ProFILE HOMES**

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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.**

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