



Trallwyn , Abernant, Carmarthen, SA33 5RL

Offers in the region of £425,000

Located just seven miles north of Carmarthen, this delightful detached country property offers an excellent opportunity to enjoy tranquil countryside living while remaining within easy reach of local amenities. The home occupies a generous plot of just over half an acre and adjoins a quiet country road, surrounded by open rural views.

Currently in the process of sympathetic modernisation, the property will feature a brand-new kitchen and bathroom suites, newly installed windows, and the benefit of an air source heating system.

The spacious accommodation includes: Four bedrooms and a family bathroom on the first floor

Lounge, open-plan kitchen/living room, shower room, and utility on the ground floor.

Outside, a stone range of traditional outbuildings offers excellent potential for conversion or further development (subject to the necessary consents). The property enjoys generous gardens and grounds extending to just over half an acre, providing ample space for outdoor living and recreation.

This is an ideal opportunity for those seeking a comfortable family home in a scenic countryside setting, with the benefit of modern comforts and scope to further develop to your own taste.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

ENTRANCE LOBBY

UPVC double glazed entrance door and windows, door to Dining/sitting room.

DINING/SITTING ROOM 22'8" x 7'5" max (6.91m x 2.27 max)



French doors to rear, radiator doors to inner hallway and living room, opening into the kitchen area.

KITCHEN 14'3" x 11'11" max (4.35m x 3.65m max)



Window to front and rear, exterior door and radiator, feature fireplace

LIVING ROOM 24'2" x 14'6" (7.38m x 4.42m)



3 windows to front including one full length window, 2 radiators, stairs to first floor and door to inner hallway

INNER HALLWAY

Radiator and doors off to....

BATHROOM 7'11" x 4'7" (2.43m x 1.40m)



Window to rear and radiator.

Separate WC

UTILITY ROOM 13'3" x 7'10" (4.05m x 2.40m)



Exterior side door, window to rear radiator, hot water tank and controls for the air source heating system.

FIRST FLOOR



Landing with access to loft, radiator and doors off to....

BEDROOM 1 22'9" x 8'0" (6.94m x 2.44m)



French doors to front elevation, window to rear, radiator, storage cupboard and access to loft space.



BEDROOM 2 12'7" max x 11'3" (3.85m max x 3.44)
Window to front and radiator.

BEDROOM 3 10'6" max x 12'3" (3.22m max x 3.75m)



Window to front and radiator.

BEDROOM 4 21'10" max x 8'9" (6.67m max x 2.69m)



Window to rear and radiator.

BATHROOM 8'10" x 8'5" (2.71m x 2.58)



Window to rear and radiator

Separate WC

EXTERNALLY



The property stands within just over half an acre of grounds, predominantly laid to grass and offering an excellent opportunity for landscaping and further development. The plot provides ample parking together with dual access directly from the highway, making it highly convenient for multiple vehicles or commercial use.

Adjoining the house is a range of traditional stone buildings which offer exciting potential for conversion (subject to the necessary consents), ideal for creating additional accommodation, offices, or leisure space. In addition, there are two CI store sheds currently used as garages/workshops, providing extensive storage and practical working areas.





VIEWS FROM THE PROPERTY



SERVICES

Mains electric, private water supply and private drainage.

Air Source heating and Solar Panels

COUNCIL TAX

We are advised that the Council Tax Band is E

FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

CONTACT NUMBERS

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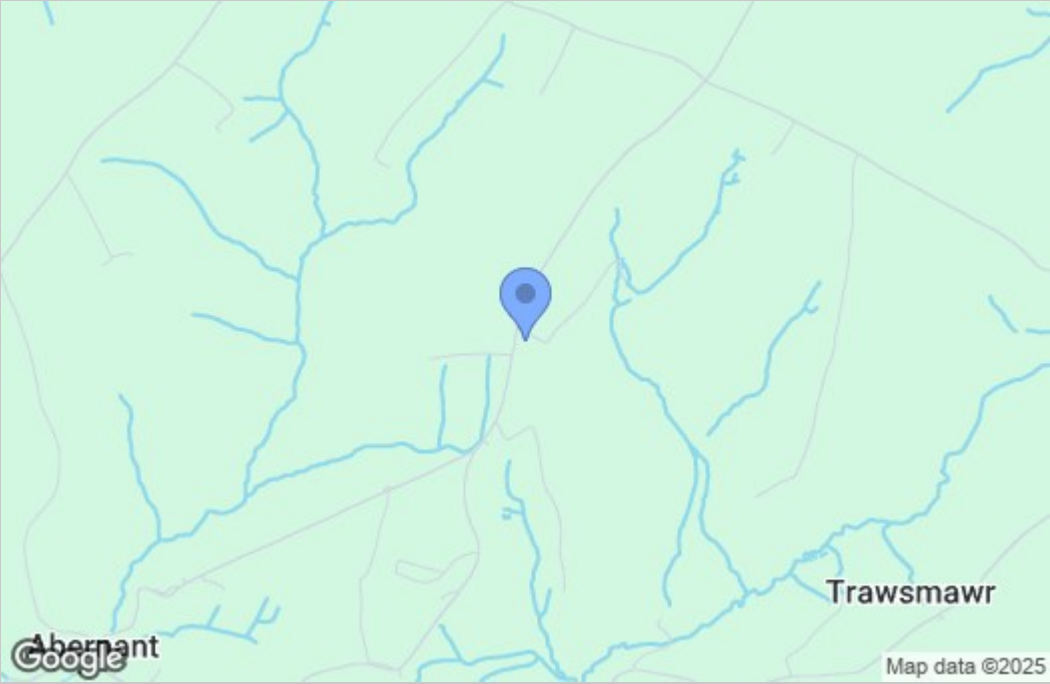
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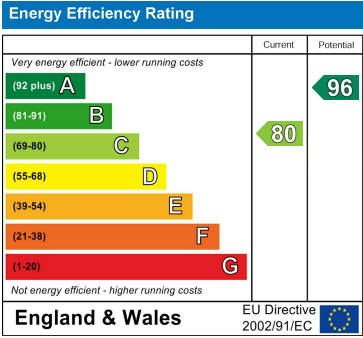
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.