



## Coedrhianedd Heol Smyrna, Llangain, SA33 5AB

**Offers in the region of £580,000**

Set in a commanding rural position with far-reaching views toward the town of Carmarthen, this impressive detached country residence offers a rare opportunity to acquire a spacious home with land, outbuildings, and enormous potential.

The property is modern in style yet now in need of updating, providing the perfect canvas for a purchaser to create a bespoke country home. Accommodation briefly comprises a reception hallway, a generous living room, sun room with balcony, dining room, sitting room/4th Bedroom, kitchen, and utility room. To the first floor are three well-proportioned bedrooms, including a particularly impressive principal bedroom with en-suite facilities, a further bedroom with dressing room, and a family bathroom.

The property benefits from both an integral garage and an additional basement garage, offering excellent storage and parking options. Externally, there is a range of useful outbuildings suitable for a variety of purposes.

The residence sits within approximately 5 acres which includes grounds, parking and a paddock of 4.29 acres, ideal for those seeking a lifestyle property, smallholding potential, or simply space and privacy, all while enjoying beautiful countryside views and convenient access to Carmarthen.

A substantial home with exceptional potential in a highly desirable rural setting.



## ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

### RECETION HALLWAY



Stairs to first floor, radiator.

### SHOWER ROOM 7'7" x 3'10" (2.32m x 1.19)



Shower enclosure, WC and wash hand basin, radiator, fully tiled and window to front.

### LIVING ROOM 21'5" x 12'0" (6.55m x 3.68m)



Window to front elevation, 2 radiators, exposed stone wall with multi fuel stove, opening into the dining room and doors to sun room.



### SUN ROOM 15'3" x 12'0" (4.65m x 3.68m)



An impressive room with radiator, vaulted ceiling and double glazed windows with double doors opening on to a balcony which takes full advantage of the stunning views over the surrounding country and Carmarthen





DINING ROOM 9'10" x 11'3" (3.02m x 3.44)



Window to rear, radiator and glazed double door leading back to the reception hallway.



SITTING ROOM/BEDROOM 4 13'5" x 11'1" (4.10m x 3.40m)



2 Windows to front and radiator.  
KITCHEN 13'5" x 14'6" (4.09m x 4.44m)



Fitted with a good range of wall and base units including a breakfast bar and incorporating double circular bowl sink units with mixer tap, integral fridge and a 'Miele' dishwasher, eye level oven electric hob with over, window to rear, radiator and door to rear hallway.





#### REAR HALLWAY

Radiator and doors off to utility room, integral garage and rear porch with exterior door to rear.

UTILITY ROOM 7'10" x 7'6" (2.40m x 2.30m)



Fitted with a range of base including one tall unit and incorporating a single bowl single drainer stainless steel sink unit, plumbing for washing machine, radiator and window to rear.

INTEGRAL GARAGE 17'9" x 11'5" (5.42m x 3.49m)



With roller shutter door and inspection pit

#### FIRST FLOOR

Landing with access to loft space, radiator walk in storage /airing cupboard and doors off to....

MASTER BEDROOM 13'6" max x 11'11" (4.13m max x 3.65m)



Built in wardrobes with sliding mirrored doors, vertical radiator, void storage and opening into the En-suite.





EN-SUITE 13'3" max x 16'5" (4.04m max x 5.01m)



With vaulted ceiling, large arched window to side elevation and comprises a freestanding bath, walk in shower, WC and his'n'hers wash hand basins. Heated towel rail, tiled walls and storage area in roof void.



BEDROOM 2 20'8" x 10'11" (6.31m x 3.33)



Approached via a dressing room with windows to front and side elevations, 2 radiators and wall-mounted electric fire and vaulted ceiling.



DRESSING ROOM 13'1" x 8'7" (4.00m x 2.63)



Under eaves storage, vertical radiator and opening into the bedroom.

BEDROOM 3 13'5" x 8'9" (4.09m x 2.68m)



Window to rear, radiator, fitted wardrobe and vanity unit.



#### BATHROOM 11'2" x 5'4" (3.42m x 1.65m)



Corner bath, WC, Bidet and wash hand basin , fully tiled radiator and window to rear.

#### LOWER GROUND FLOOR GARAGE 21'5" x 11'0" (6.54m x 3.37m)

With electric doors and access to a basement room (6.54m x 3.81m) currently housing the Worcester oil fired boiler and hot water tank

Adjoining garden store shed 3.78m x 1.70

#### EXTERNALLY



The property stands within spacious grounds featuring a well-maintained lawned garden to the front with established borders. A driveway provides ample parking and access to the first garage, with the driveway continuing to the rear to serve a second garage. To the rear, there is a further lawned garden offering additional outdoor space. Gated access leads to an additional driveway, which provides access to the rear of the property and the outbuildings.



#### RANGE OF OUTBUILDINGS



A range of useful outbuildings is situated nearby, including a substantial main building measuring approximately 10 m x 6.54m. This spacious structure benefits from two sets of double doors, providing excellent access and flexibility, and is complemented by two adjoining storage rooms positioned to the side. The outbuilding is ideal for machinery storage, workshop use, or a variety of



other purposes.

In addition, there is a further range of smaller units divided into three sections, two of which benefit from double doors. These units are well suited for garden storage, workshops, or ancillary uses.



## THE LAND



The land extends to approximately 4.29 acres of level to gently sloping pastureland, presented in excellent condition. The boundaries are well defined, with a post-and-rail fence running along the driveway and providing a gated access point. The land is currently laid to pasture and is well suited for a range of amenity or agricultural uses.

**\*PLEASE NOTE\*** There is a public footpath running along the southern boundary





#### 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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e mail [sales@bj.properties](mailto:sales@bj.properties)

#### SERVICES

Mains water, electric and private drainage

#### COUNCIL TAX

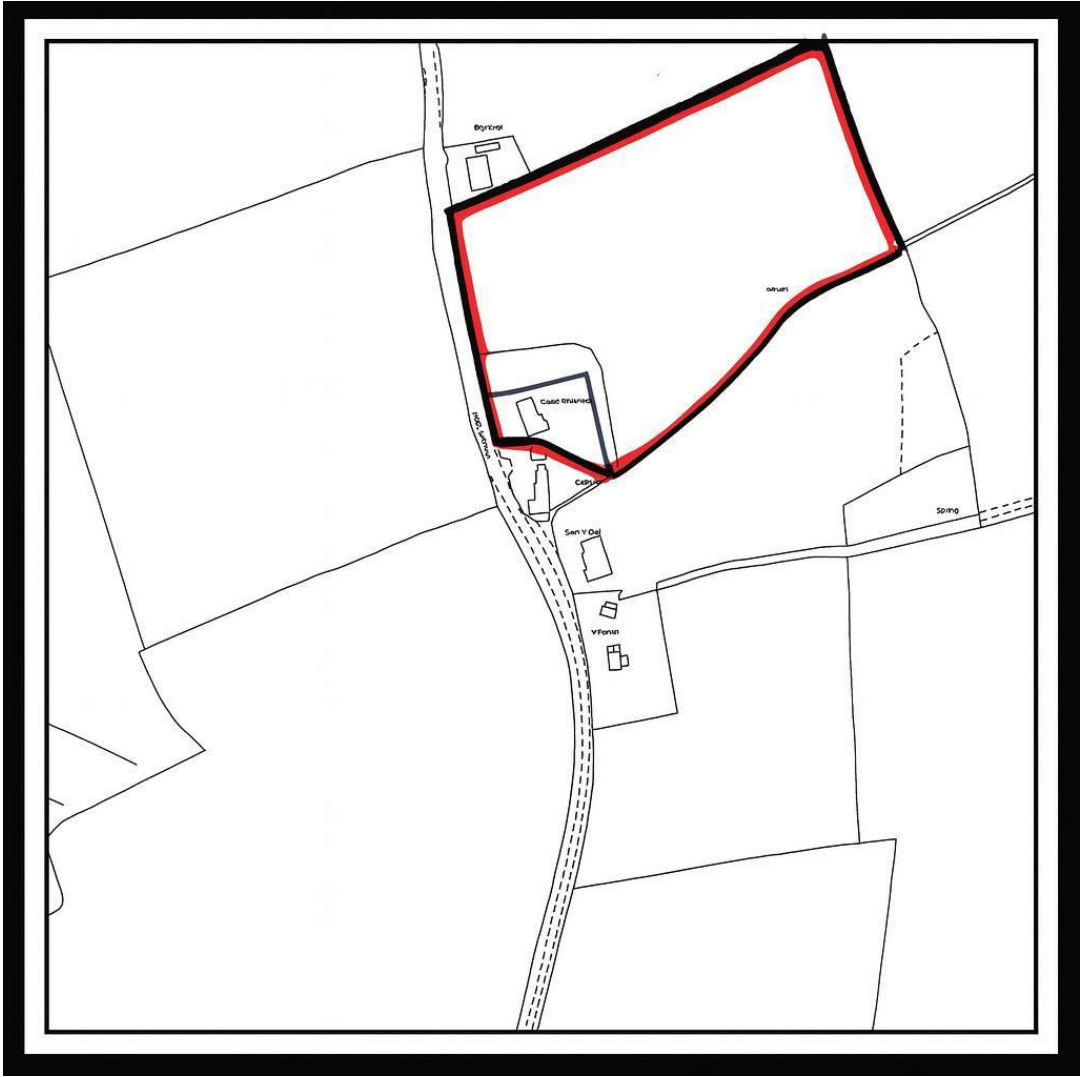
We are advised that the Council Tax Band is F

#### FLOOR PLANS

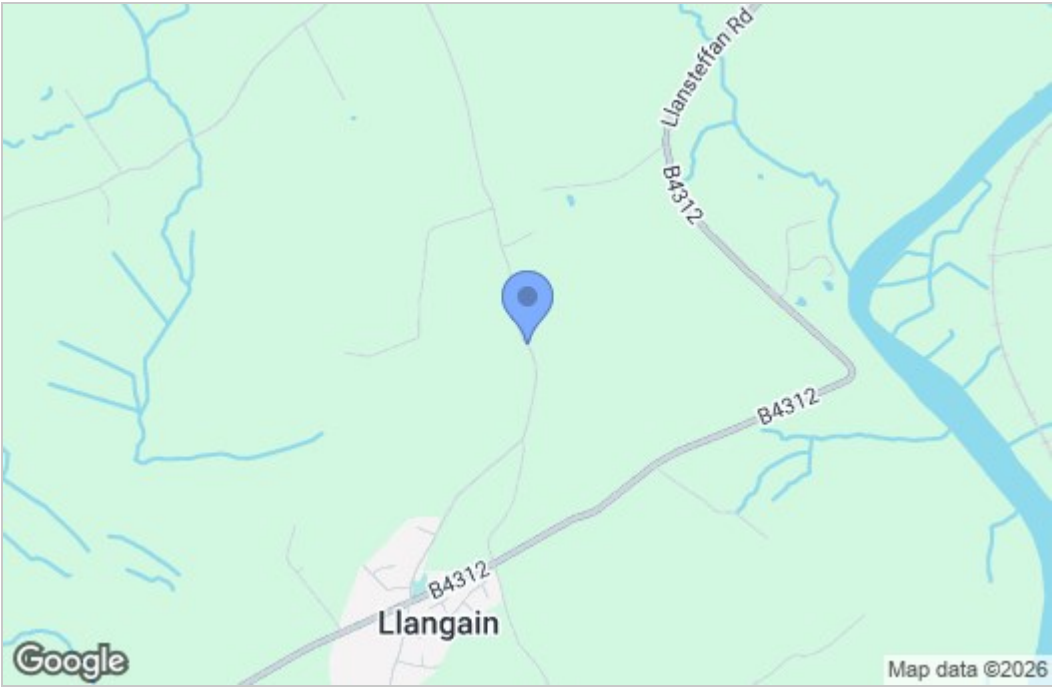
Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.



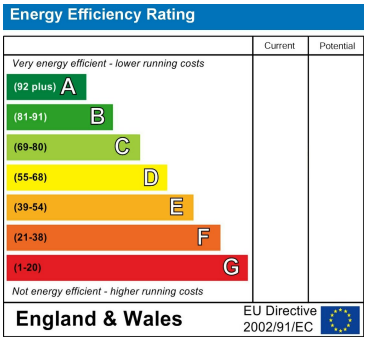
Floor Plan



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.



GROUND FLOOR



1ST FLOOR



LOWER GROUND FLOOR

