



## **Ty Mawr , Llangynog, Carmarthen, SA33 5BT**

**Offers in excess of £450,000**

Welcome to this charming property located in the picturesque countryside village of Llangynog, Carmarthen. This delightful house, built in the 1980's, boasts a spacious layout with 3 reception rooms and 5 bedrooms, offering ample space for comfortable living.

One of the standout features of this property is the well-presented accommodation, perfect for those looking for an inviting home. The property comprises kitchen, dining room, living room, 4 bedrooms & bathroom. In addition to the main living quarters, this property also provides overflow accommodation on the ground floor with living room, kitchen, bedroom and shower room making it an excellent choice for those with extended family or guests visiting regularly.

Situated on 1.5 acres of land, this property offers not only a beautiful home but also stunning grounds to enjoy. The presence of stables adds a touch of countryside charm, ideal for those with a love for equestrian activities or simply looking to embrace the rural lifestyle. With parking and garage available you can rest assured that convenience is at the forefront of this property. Whether you're looking for a peaceful retreat or a spacious family home, this property in Llangynog has the potential to fulfil your desires.



## LOCATION AND DIRECTIONS

Llangynog is conveniently situated some 1.5 miles from the A40 dual carriageway which provides swift access to the small town of St Clears to the west, where you will find an excellent range of amenities for day to day needs including doctors and vets surgeries, supermarkets and small traditional shops. Nearby is the village of Bancyfelin with its village shop, popular public house/restaurant and primary school. Located some 7 miles from the county, market and administrative town of Carmarthen, which boasts a modern shopping centre with many multi national stores as well as local shops and a multiplex cinema. Educational facilities are excellent with the Queen Elizabeth High School and the Welsh Medium school at Bro Myrddin.

There is a main line railway station that provides you with access to Swansea, Cardiff and Paddington London and with the Carmarthen By Pass you have swift access on to the A40 West and the A48 onto the M4 . The popular market town of Llandeilo with its delightful boutique style shops and hotels is 10 miles.

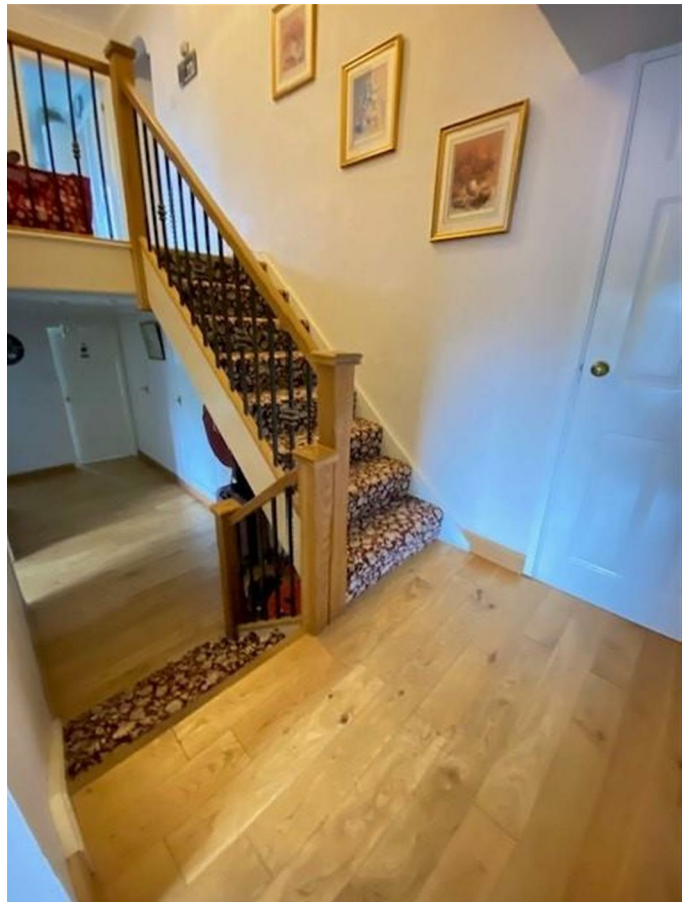
**DIRECTIONS-** From Carmarthen travel west on the A40 for approximately 6 miles, take the left turning signposted Llangynog. Follow this road to the village and Ty Mawr will soon be found on the left as you travel out of Llangynog

## ACCOMMODATION

Beautifully presented and versatile accommodation that has the benefit of double glazed windows and oil fired central heating . The lower ground floor provides excellent overflow accommodation for extended family or guests with the main living accommodation located on the first floor. The accommodation of approximate dimension is arranged as follows:

## RECEPTION HALLWAY

Approached via a UPVC double glazed front entrance door, oak finish floor and stairs down to lower ground floor and stairs to first floor. Door to Cloakroom



## CLOAKROOM

With WC and wash hand basin with tiled splashback, small window to rear

### LOWER GROUND FLOOR HALLWAY

Radiator, oak effect flooring, doors off to living room, shower and bedroom. There is also access to 2 cellar rooms, both have restricted headroom's but provide excellent storage and one is used as a utility room with plumbing for washing machine

### LIVING ROOM 12'11" ext to 14'3" x 15'1" (3.94m ext to 4.36m x 4.62m)

Window to front elevation, radiator, oak finish floor and door to kitchen.



### KITCHEN 10'3" x 6'2" (3.13m x 1.88m )

Fitted with a range of base units incorporating a 1.5 bowl single drainer stainless steel sink unit with mixer tap, power and space for electric cooker, radiator, window to front elevation and exterior side door, ceramic tiled floor.



### BEDROOM 8'1" x 10'4" (2.48m x 3.15m)

Window to side elevation , oak effect flooring and radiator.



### SHOWER ROOM 6'8" x 5'4" (2.04m x 1.65m)

Walk in shower with Mira shower unit, enclosed WC and wash hand basin, heated towel rail and window to side elevation





## FIRST FLOOR



Landing area oak effect flooring and doors off to living room and kitchen and access to inner hallway.

### LIVING ROOM 14'11" x 14'2" (4.56m x 4.34m)

Window to front elevation, radiator, dado rail, marble fireplace housing an electric fire, oak effect flooring and door to dining room.



### KITCHEN 10'3" x 10'3" (3.13m x 3.14m)

Fitted with an excellent range of wall and base units in high gloss cream finish and incorporating a 1.5 bowl single drainer composite sink unit with mixer tap, integral dishwasher, electric 'Lamona' hob with extractor over and eye level oven with microwave over.

Window to side elevation and door to Utility room





**DINING ROOM 10'3" x 10'3" (3.14m x 3.13m)**  
Windows to front and side elevations, radiator and opening into the Kitchen



**UTILITY ROOM 10'2" x 5'2" (3.12m x 1.60)**  
Radiator, ceramic tiled floor and exterior side door

**INNER HALLWAY**  
With access to loft space and airing cupboard with lagged hot water tank and doors off to:

**BEDROOM 1 13'8" max x 9'7" (4.17m max x 2.94m)**



Window to rear and radiator

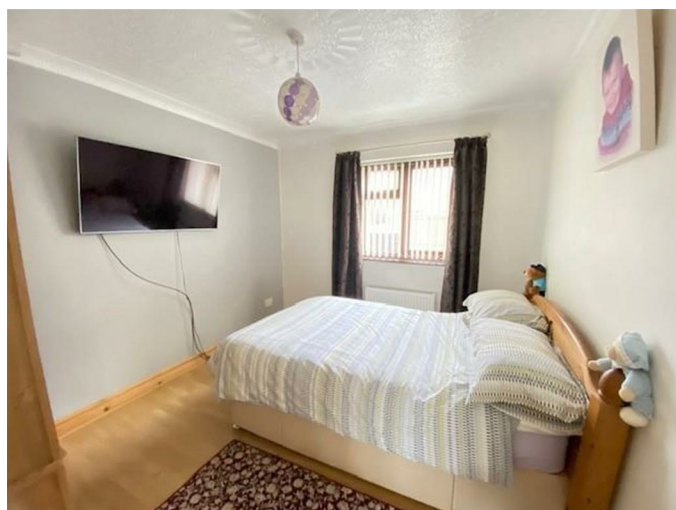


**BEDROOM 2 11'0" x 9'10" (3.36m x 3.01m)**



Window to rear and radiator

**BEDROOM 3 11'0" x 9'8" (3.36m x 2.96m)**



Window to side elevation and radiator.

**BEDROOM 4 10'2" x 7'10" (3.12m x 2.40m)**



Window to side elevation and radiator.

**BATHROOM 10'2" max x 6'4" (3.12m max x 1.95m)**  
Freestanding slipper bath with clawed feet and Victorian style shower attachment, WC and wash adn basin, Corner shower enclosure with Triton shower, ceramic tiled floor and fully tiled walls, radiator and window to side elevation.



**GARAGE 18'6" x 8'6" (5.66m x 2.60m)**



With up and over door and also houses the oil fired central heating boiler

#### **EXTERNALLY**

Tarmac driveway to the front providing excellent off road parking for a number of vehicles.

Steps lead up to the front entrance door, paths and steps to both sides lead to the rear garden.

Lawned garden to front with flower borders .

Rear slate paved patio/seating area and rear garden laid to lawn with well stocked borders together with a productive vegetable garden

Above the lawn is a glass house and a stable block with 3 stalls and from here there is a gated access on to a small well maintained pasture paddock. In all the property stand on approximately 1.5 acres.











### SERVICES

Mains water, electric and 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.

### 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 .

### CONTACT NUMBERS

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Floor Plan

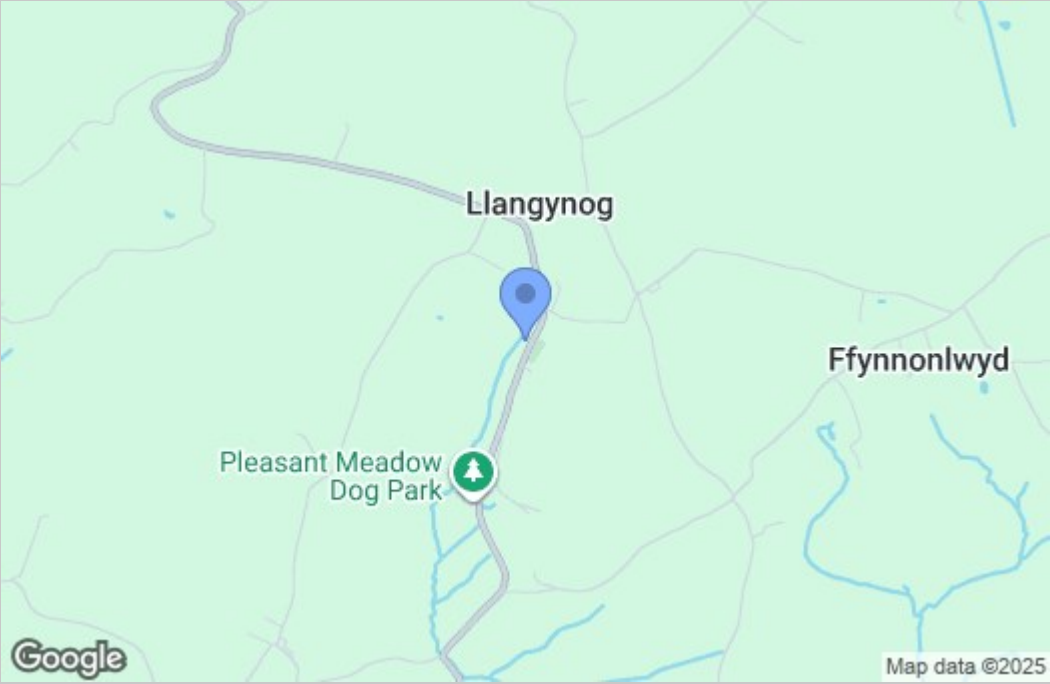


TOTAL FLOOR AREA : 2230 sq.ft. (207.2 sq.m.) approx.

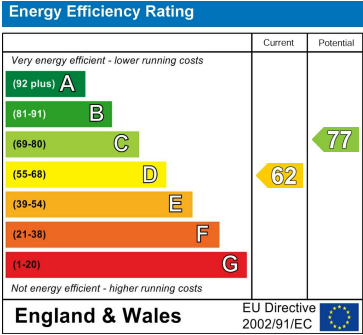
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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