



## Oakland , Llanpumsaint, Carmarthen, SA33 6BY

**£525,000**

Nestled in the charming village of Llanpumsaint, Carmarthen, this stunning new build bungalow offers a perfect blend of modern living and serene countryside charm. As you step through the impressive entrance hallway, you are welcomed into a spacious home designed for comfort and convenience. The property boasts three well-appointed bedrooms, 2 en-suites and family bathroom, ensuring privacy and luxury for family and guests alike. The heart of the home is the expansive open-plan kitchen and living room, which is bathed in natural light thanks to the bi-fold doors that lead out to the rear garden. This seamless connection to the outdoors creates an ideal space for entertaining or simply enjoying the tranquil rural views.

In addition to the main living areas, the bungalow includes a practical utility room and an integral garage, providing ample storage and functionality.

The property is equipped with modern air source heating and solar panels, promoting energy efficiency and sustainability.

The large gardens at the rear offer a wonderful outdoor space for relaxation and recreation, while the good off-road parking at the front ensures convenience for residents and visitors alike. This delightful bungalow is not just a home; it is a lifestyle choice, set in a picturesque location that captures the essence of country living. Whether you are looking to settle down or seeking a peaceful retreat, this property is sure to impress.



## LOCATION AND DIRECTIONS

Llanpumsaint is a small rural village located in Carmarthenshire, West Wales. Nestled in the rolling countryside of the Gwili Valley, it's known for its peaceful surroundings, agricultural heritage, and strong sense of community. The name "Llanpumsaint" translates to "Church of the Five Saints" in Welsh, referencing five saintly brothers who, according to legend, established a religious settlement there in the early Christian period.

Surrounded by farmland, wooded hills, and streams, Llanpumsaint offers picturesque walks and views typical of rural Carmarthenshire. Though small, the village maintains a lively community spirit with a village hall, occasional local events, and active residents.

7 Miles from the county town of Carmarthen with its modern shopping centre offering both traditional and larger multi national retailers and supermarkets, excellent restaurants, cinema, theatre and many other amenities. There is a mainline railway station as well as easy access on to the A40 & A48 with connection to the M4.

To property is located by traveling North out of Carmarthen on the A484 and after approximately 2 miles turn right into the village of Bronwydd, Carry on through Bronwydd and continue on this road till you get to the left turning for Llanpumsaint. Turn left here, follow this road to the village and as you go down the hill into the village take a right turning signposted Alltwallis. Follow this road and as you leave the village you will see Oakland on your right.

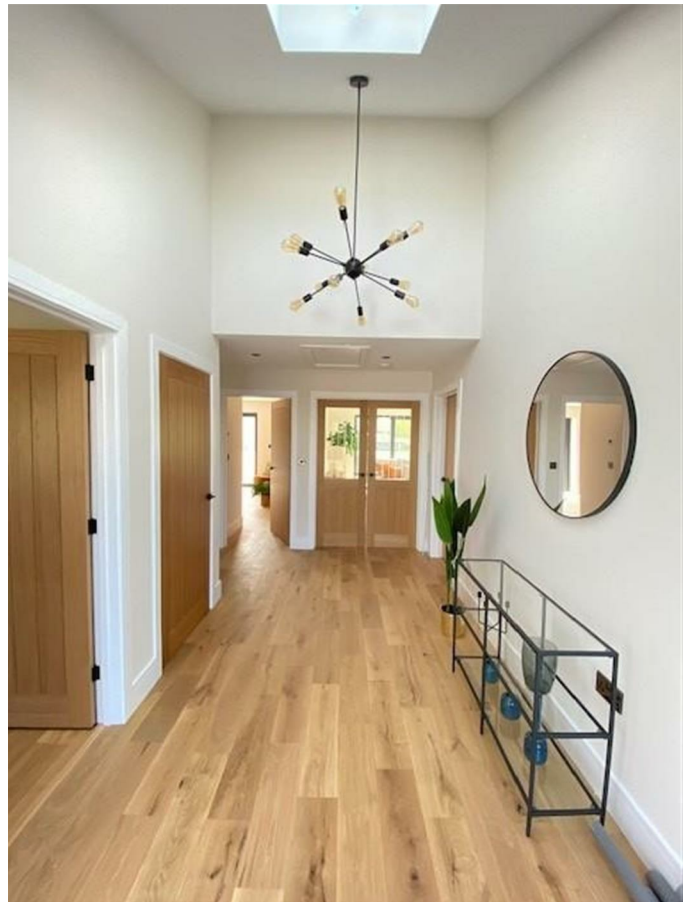
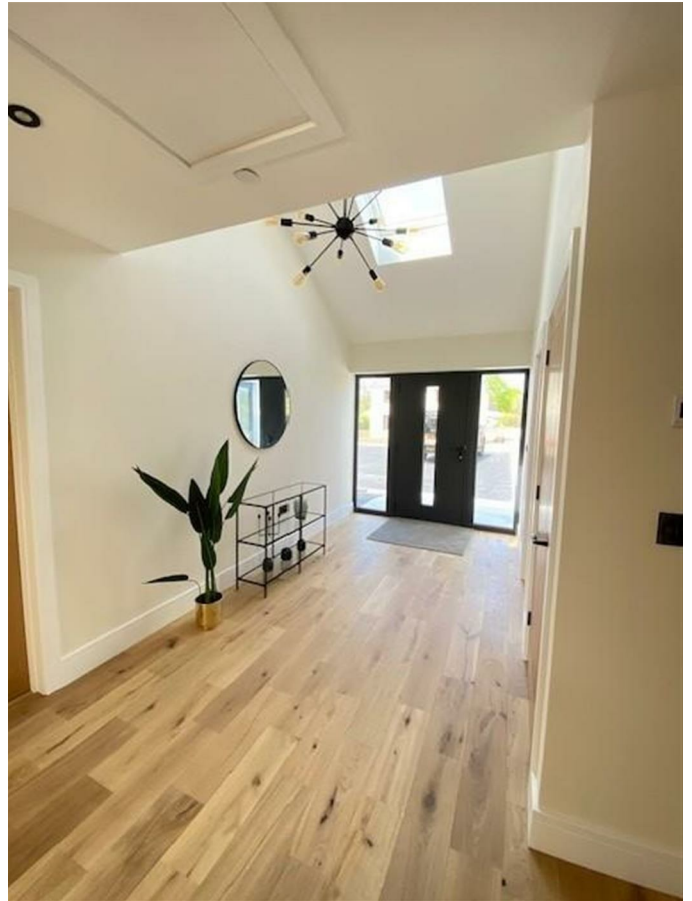
## DESCRIPTION

Modern and spacious new build bungalow, this beautifully designed new build bungalow, offering contemporary living on a single level with high-quality finishes, and a thoughtfully planned layout ideal for modern lifestyles.

The accommodation of approximate dimensions is arranged as follows:

### RECEPTION HALLWAY 15'6" x 6'11" (4.73m x 2.12m)

Spacious reception hallway with part vaulted ceiling, approached via a part glazed composite entrance door with full length windows either side, sky light window, oak flooring with underfloor heating, access to loft space. Storage cupboard with power point



KITCHEN/DINING/LIVING ROOM 32'7" x 15'2"  
(9.95m x 4.64m)



At the heart of the home lies this stunning open-plan kitchen, dining, and family room — beautifully proportioned space with vaulted ceiling and designed for modern living and effortless entertaining. Bathed in natural light from Bi-folding doors the area flows seamlessly from a stylish, fully-fitted kitchen with integrated appliances and a central island, into a generous dining area and relaxed family zone. Whether hosting dinner parties or enjoying quiet mornings with coffee, this versatile space offers both elegance and comfort, opening directly onto the garden for an ideal indoor-outdoor lifestyle.

The kitchen comprises a good range of wall and base units with Quartz worktops and incorporate an integral fridge/freezer, Bosch oven and microwave, AEG induction hob with extractor over.

The central island has an integral AEG dishwasher, wine rack and cooler, 1.5 bowl sink unit with mixer tap and a breakfast bar.

Bi-fold doors opening out to the rear garden and oak flooring with underfloor heating. Door to Utility Room





UTILITY ROOM 6'11" x 12'7" (2.12m x 3.84m )



Base units with a sink unit, space and plumbing for washing machine and space for Tumble dryer, UPVC fully glazed exterior side door. Door leading into the integral garage

MASTER BEDROOM 14'2" ext to 16'7"x 11'3"  
(4.34m ext to 5.06mx 3.43m )



French doors to rear garden, oak flooring with underfloor heating and fitted wardrobes with double doors. Door to En-suite



EN-SUITE 4'5" x 7'0" (1.35m x 2.15m)



WC and Vanity unit, shower enclosure with matte black fittings, window to side elevation with opaque glass , fully tiled including tiled floor and underfloor heating.

BEDROOM 2 15'11" x 13'8" overall (4.86m x 4.17m overall)



Window to front elevation, oak flooring with underfloor heating and built in wardrobe with double doors.

#### EN-SUITE

Vanity unit and WC, shower enclosure all fitted with matted black fittings, tiled floor with under floor heating, small window to front with opaque glass, tiled walls and slatted wall panels along one wall.

BEDROOM 3 14'4" max x 12'7" (4.38m max x 3.84m)



Windows to front elevation, oak flooring with under floor heating

This room would also be used as a sitting room or study if required



BATHROOM 11'5" x 7'0" (3.49m x 2.15m)  
Freestanding bath, WC and vanity units, shower enclosure all fitted with matted black fittings. Marble effect tiled floor and walls, under floor heating and window to side elevation with opaque glass.





## GARAGE 16'3" x 12'9" (4.97m x 3.91m)



With electric roller shutter door and door leading into the utility room.



## EXTERNALLY



To the front is a spacious tarmac driveway providing ample parking for a number of vehicles and caravan storage if required.

Paved path to both sides leading to the rear garden.

The property boasts a generously sized garden, beautifully laid to lawn, complemented by a well-positioned patio—perfect for outdoor dining and entertaining. From here, enjoy uninterrupted views over open countryside, offering a sense of peace, privacy, and connection with nature.

2 Useful store/garden sheds 5m x 1.75m & 3.35m x 2.64m . External electric power point and water tap.





## COUNCIL TAX

We are advised that the Council Tax Band is to be assessed

## FLOOR PLANS

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

## MOBILE & BROADBAND COVERAGE

Information provided online but would recommend prospective buyers to make their own enquires  
Basic 8Mbps Ultrafast 1800 Mbps  
Vodafone 02 & EE



## 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

BJ.Properties 104 Lammas Street Carmarthen SA31 3AP

Telephone Number 01267 240002

Out of Hours 07572310493

e mail sales@bj.properties

## SERVICES

Mains water, electric and drainage. Air source heating and solar panels

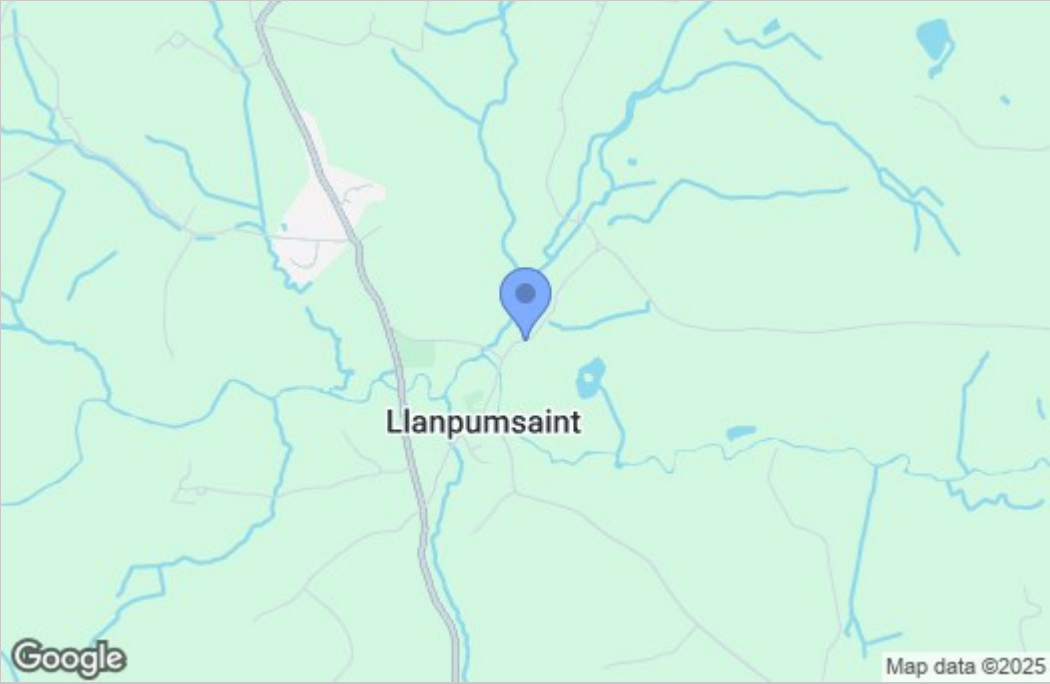
Floor Plan

GROUND FLOOR  
1636 sq.ft. (152.0 sq.m.) approx.

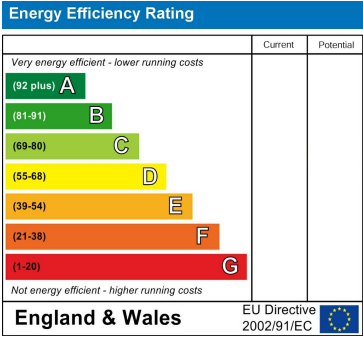


TOTAL FLOOR AREA : 1636 sq. ft. (152.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
Made with Metropix ©2025

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.