



## Llys Coed, WAUNGILWEN SA44 5YD

**Offers in the region of £429,500**

One Of A Kind Family House  
Large Gardens & Paddock  
Beautiful Oak Kitchen  
Spacious Snooker Room  
Ample Off Road Parking

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**DD/DT/51772/030719**

## **DESCRIPTION**

An exceptional 5 bedroom detached family residence set in large gardens and ample off road parking. The spacious accommodation is beautifully presented and boasts fantastic space, particularly the snooker room which measures 22'10 x 17'1 and the stunning oak and granite kitchen which flows into a sun lounge and dining area. The house is well placed on the edge of Waungilwen village up a shared private driveway, it is slightly elevated and captures some lovely countryside views. Externally there are mature trees within a good size garden with wildlife pond.. This is a unique home, suitable for a family especially, finished to a high standard and really must be viewed to be fully appreciated as there is lots on offer here.

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## **SITUATION**

The property is situated on the edge of Waungilwen village, next to the larger village of Drefach Felindre which provides a range of facilities and amenities catering for most everyday needs such as schooling, public houses, food outlets, village store etc. The property is only a 10 minute drive or so from the west Wales market town of Newcastle Emlyn which has a range of local shops and range of facilities. Also within easy driving distance are the towns of Cardigan, Llandysul, Aberaeron and Carmarthen which has rail links and also access to the dual carriageway linking to the M4 motorway.

## **ACCOMMODATION**

Enter via frosted double glazed front door into:

### **ENTRANCE HALL**

Oak wooden flooring, radiator, stairs to first floor, archway leading to inner hallway, doors to:

### **GAMES ROOM**

11'4 x 11'5 (3.45m x 3.48m)  
Double glazed window to front, oak wooden flooring, electric fireplace, radiator, beautiful decorative cornice and ceiling rose.

### **SITTING ROOM**

17'11 x 13'11 (5.46m x 4.24m)  
Double glazed bay window to front, oak wooden flooring, attractive gas fireplace, decorative cornice and ceiling rose.

### **INNER HALLWAY**

20'11 x 8'11 (6.38m x 2.72m)  
Built-in storage cupboard, understairs storage cupboard, tiled flooring, double glazed external door to rear, radiator, doors to:

### **UTILITY**

10'11 x 11'9 (3.33m x 3.58m)  
Double glazed windows to rear and side, double glazed external door. Fitted with a range of wall and base units with work surfaces over, single drainer sink, plumbing for washing machine, vent for dryer, part tiled walls, tiled floor, radiator, sliding door to:

### **CLOAKROOM**

Comprising of WC, wash hand basin, tiled walls, tiled flooring, loft access.

### **KITCHEN**

20'10 x 11'11 (6.35m x 3.63m)  
Double glazed window to rear. Oil fired Rayburn servicing the domestic hot water and central heating

system, set within an oak surround with tiled splash-backs. Fitted oak wall and base cupboards with granite work surfaces over, built-in pantry cupboard, 1½ bowl stainless steel sink, Bosch integrated dishwasher, integrated fridge, single oven, 4 ring electric hob with stainless steel extractor hood over. Breakfast bar, part tiled walls, fitted oak entertainment shelving, tiled flooring, door opens to Snooker Room and large opening leads through to:

### **SUN LOUNGE**

10'9 x 17'5 (3.28m x 5.31m)  
With a continuation of tiled flooring, double glazed windows around enjoying views of the garden, space for dining table and chairs.

### **SNOOKER ROOM**

22'10 x 17'1 (6.96m x 5.21m)  
Double glazed window to front, oak flooring, radiators, double glazed external french doors to outside decking.

### **FIRST FLOOR LANDING**

Spindle balustrade, loft access, built-in walk in storage cupboard with hot water cylinder, radiator, doors to:

### **BEDROOM ONE**

18'10 x 10'4 (5.74m x 3.15m)  
Double glazed windows to front and side with superb far reaching views, radiator, door to:

### **EN-SUITE SHOWER**

10'4 x 3'7 (3.15m x 1.09m)  
Double glazed window. Suite comprising of shower cubicle, WC, wash hand basin set in vanity storage unit, heated towel radiator.

### **BEDROOM TWO**

12' x 13' (3.66m x 3.96m)  
Double glazed window to front enjoying superb

country views, radiator.

### BEDROOM THREE

12'5 x 9'6 (3.78m x 2.90m)  
Double glazed window to front with lovely views, radiator.

### BEDROOM FOUR

9'2 x 8'6 (2.79m x 2.59m)  
Double glazed window to side, radiator.

### BEDROOM FIVE

13'6 x 9'1 (4.11m x 2.77m)  
Double glazed window to side, radiator, built-in wardrobe and storage.

### FAMILY BATHROOM

9' x 7'10 (2.74m x 2.39m)  
Velux roof window. Suite comprising of corner shower cubicle, bath with jacuzzi style jets, WC, pedestal wash hand basin, heated towel radiator, tiled walls, built-in storage cupboards.

### EXTERNALLY

To the front of the property there is a surrounding decked seating area ideal for entertaining or sunbathing. This overlooks a large garden laid to lawn with mature trees and secure fenced boundaries with a wildlife pond at the far bottom which is fenced off. The garden continues up and to the side with further mature trees, lawns and a **CHILDRENS TREEHOUSE**. To the rear there is a large hard standing driveway with off road parking with room for several vehicles and turning space.

### SERVICES

We are advised mains electricity, water and drainage are connected with oil fired central heating.

### VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

### OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

### TENURE

We are advised that the property is Freehold

### GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

### DIRECTIONS

From Newcastle Emlyn take the Carmarthen road passing CK's Supermarket and head out passing through the village of Pentrecagal. Further ahead there is a sharp bend with a turning right signposted for Drefach Felindre, follow this road which leads into Waungilwen. Drive through the village and upon leaving and entering Drefach Felindre turn right immediately opposite the Drefach Felindre village sign up onto a shared private driveway and Llys Coed is found on the left, as identified by our John Francis for sale sign.





**John.  
Francis**