



Hafan Deg, Llanfihangel Ar Arth, Pencader SA39 9JU

Offers in the region of £209,000

**** CHARACTER DETACHED 3 BED FAMILY HOME ****

Popular Village Location

Ground Floor Office/Playroom

Large Open Plan Kitchen/Diner

Mature Garden & Driveway

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EJ/RO/72827/250919

DESCRIPTION

**** CHARACTER 3 BED FAMILY HOUSE WITH GARDEN AND PARKING ****

Conveniently positioned detached 3 bed roomed extended house located within the small village of Llanfihangel Ar Arth being some 3 miles from the small town of Llandysul. The property affords spacious family sized accommodation benefitting from a large ground floor office/ playroom and shower room. There is a large open plan kitchen/dining area leading through to front living room. Outside there is a tarmac based side driveway providing ample car parking area with mature rear garden/ patio with stone outhouse ideal for garage. The larger town of Carmarthen is approx 14 miles away offering a wide range of amenities and facilities.

ACCOMMODATION

The property which comprises a detached character family residence of traditional construction with more recent rear additions, lying under a slated roof and benefitting from oil fired central heating and double glazed windows. The accommodation provides as follows:

LIVING ROOM

17'11 x 14'9 (5.46m x 4.50m)

Double glazed front entrance door, fireplace incorporating a wood burning stove with feature beam over and slab hearth, stairs to first floor with built in under stair storage cupboard, tongue and groove pine panelled ceiling, window to front, door to:

RECEPTION ROOM

14'9 x 10' (4.50m x 3.05m)

Currently used as a bedroom, radiator, window to front, glazed double doors to:

KITCHEN/DINER

29'1 x 8'9 (8.86m x 2.67m)

Open plan with range of fitted wall and base units with worktops over, single drainer sink unit with mixer tap, small breakfast bar, electric cooker, plumbing and space for washing machine and dishwasher, built-in fridge/freezer, oil fired combination boiler, double aspect windows, radiator, double glazed sliding patio doors to rear garden, access through to:

OFFICE/PLAYROOM

20'10 x 8'11 (6.35m x 2.72m)

Double glazed rear exterior door, door to:

SHOWER ROOM

7'8 x 3'10 (2.34m x 1.17m)

Modern suite comprising tiled double shower cubicle, vanity unit with wash hand basin, WC,

extractor fan, heated towel rail.

FIRST FLOOR LANDING

Access to loft, doors to:

BEDROOM 1

15' x 10'1 (4.57m x 3.07m)

Window to front, radiator.

BEDROOM 2

8'5 x 8'2 (2.57m x 2.49m)

Window to front, radiator.

BEDROOM 3

9'2 x 5'1 (2.79m x 1.55m)

Currently used as store room with fitted shelving, window to front, radiator.

BATHROOM

11'2 x 6' (3.40m x 1.83m)

Three piece suite comprising 'P' shaped bath with shower over, WC, pedestal wash hand basin, radiator, window to rear.

EXTERNALLY

There is a good sized tarmacadam based driveway to side providing ample car parking with space for garage (stc). To the rear is a mature landscaped garden laid to lawn with shrubs and conifers, gravelled patio area with oil tank, **STONE OUTBUILDING** at rear being ideal for garaging with rear access onto service lane and a **STORE SHED/KENNEL**

SERVICES

We are advised mains electricity, water and drainage are connected to the property. (TBC)

VIEWING

By appointment with the selling Agents on 01570 422 846 or e-mail lampeter@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 Lampeter take the A485 Carmarthen road and continue on for approximately 7 miles passing through Llanybydder and Llanllwni. Upon leaving Llanllwni take a right turning at the big lay by signposted the B4336 Llandysul road, and continue down for approx 1.2 mile until arriving at Llanfihangel Ar Arth. Turn left at the cross roads and proceed along for approx 0.2 mile where the property will be found further along on the right.

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**John.
Francis**