



Coed y Brenin, Llanwrda, SA19 8HD

Guide Price: £375,000

****Substantial detached house****

****Set in 0.3 acre plot****

****Spacious accommodation****

****4 bedrooms, 2 receptions and 3 bathrooms****

****Ideal for multi-generation living****

****Well presented and ready to move in****

****Lawned gardens, patio area to rear, tarmac driveway and parking for multiple cars, double garage and workshop****

****Convenient location, just off the A40 trunk road****

GENERAL DESCRIPTION

A well-presented substantial detached family home set in a large plot and offering spacious accommodation comprising 4 bedrooms, 2 receptions and 3 bathrooms. The layout of the property is ideal for multi-generation living. Externally the property benefits from lawned gardens, patio area to rear, tarmac driveway and parking for multiple cars, detached double garage and workshop.

The agent has been informed the Vendor holds in date copies of Electrical Installation Certificate and Landlord Gas Certificate. Interlinked main-wired smoke alarms has also been installed.

Located in a highly desirable and convenient location, being accessible to the A40. Despite the in-village convenience, the property offers privacy with no neighbours to front and rear and no overlooking neighbours to sides.

SITUATION

Coed y Brenin is located centrally in the village of Llanwrda. The village is set in the picturesque Towy Valley, just off the A40 trunk road, between the market towns of Llandovery (approx. 4 miles east) and Llandeilo (approx. 8 miles west) . The village benefits from its own places of worship, village hall and train station. The bus stop is a walking distance from the property, and is used by several bus services. Llanwrda has a vivid community life and a range of community clubs.

There are primary state schools located in Llandeilo and Llandovery, and a secondary state school located in Llandeilo. Private schools include Llandovery College, well-known for its sports opportunities and Christ College in Brecon.

The local doctor surgery is located in Llandovery and was named the best GP practice in 2023 West Wales Health and Care Awards. Llandovery also benefits from a Community Hospital.

The county town of Carmarthen is approximately 23 miles, which has a range of amenities, shops and a hospital with A&E.

The M4 can be joined in Pont Abraham, 20 miles away, providing convenient access to Swansea, Cardiff and further East.

There are a number of public footpaths suitable for walking and cycling in the area. The River Towy and Cothi are well-known for fishing. The property is located directly opposite a green field with children's play area, football field and skatepark.



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THE DWELLING

Coed y Brenin is constructed of cavity walls with a two pitched roof structure and a covering of clay tiles and one brick chimney.

One part comprises 2 storeys and 1 part comprises 1 storey being raised over a storage area, accessed internally.

The front of the dwelling comprises part UPVC panel and stone cladding and rendered painted walls to sides and rear. The dwelling has UPVC fascias and soffits, UPVC rainwater goods and UPVC double glazed windows.



Living Room

2.92m extending to 5.55m x 4.27m extending to 7.88m

L-shaped room, feature hatched double glazed window to front and glass panel door to rear patio area, radiator, timber panelling on ceiling, gas fireplace with remote control, carpet, timber door to



The accommodation comprises the following:

Ground floor

Front Hall

UPVC external door with side panels, fire alarm, radiator, staircase to first floor and staircase to lower floor, carpet, timber panelling on ceiling, double glass door to living room and timber door to Kitchen.

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Kitchen

4.26m x 3.49m

Lower and upper kitchen units, stainless steel sink with drainer and mixer tap, integrated fridge, freezer and dishwasher, electric oven and hob with extractor fan above, tile flooring, UPVC external door to rear.



First Floor

Landing

Accessed via staircase from front hall, timber doors to Bedroom 1, Bedroom 2, Bedroom 3 and Bathroom.

Bedroom 1

4.29m x 3.54m

Double bedroom, carpet, TV aerial cable socket, network socket, access to



En-suite

2.65m x 2.65m

Corner shower cubicle, pedestal sink, WC, bidet, tile floor and radiator.



Bathroom

3.27m x 3.08m

Bath with curved panel and glass shower panel, and shower above. WC, pedestal sink, bidet, fitted cupboards with hot water cylinder, tile flooring and tile walls to part.



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Bedroom 2

4.29m x 3.54,m

Double bed size, carpet, radiator, light pull cord, loft hatch.



Bedroom 3

4.29m x 2.89m

Double bed size, carpet, radiator, light pull cord.



Lower Floor

Hall

Accessed from front hall via staircase. Tile floor and timber doors leading to Utility, Downstairs Living Room, Bedroom 4/Office, Shower Room.

Utility

3.57m x 2.99m

Lower and upper units, stainless steel sink and drainer with mixer tap, plumbing for washing machine and dryer, UPVC external door to rear, tile flooring, radiator.



Bedroom 4 /Office

3.41m (plus recess) x 2.08m

Single bed size, carpet, network socket, radiator.



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Shower Room

2.06m (max.) x 2.26m (max.)

Shower, WC, wall hung sink, towel rail, Worcester boiler in fitted cupboard.



Downstairs Living Room

Double glass hatched doors to front with glass hatched side panels (installed 2023), electric fireplace with timber surround, carpet, two radiators, electric chip board, timber panelling on ceiling, access to storage.



Storage

7.94m x 3.49m (height 0.9m)

EXTERNALLY

Lawned garden areas surrounding the property, with hedgerow boundary to three sides and one side part timber garden fence and part concrete block wall forming neighbour's outbuilding. Tarmac driveway and tarmac parking area for multiple cars.

OUTBUILDING

Mono pitch structure with concrete block walls and concrete floor, forming workshop and double garage.

Workshop

5.06m x 3.90m

3 panel upvc bifold doors, strip lights, timber window and internal door to

Double Garage

5.31m x 5.18m

Up-and-Over garage door.



SERVICES

Oil central heating. Double banded oil tank. Bottled gas for gas fire in Living Room. Mains water, electric and sewage.

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DIRECTIONS

At the village of Llanwrda, from the A40, turn off on the A482 signposted Lampeter and Pumsaint. Take the first left turn, and continue for approximately 140 meters. The property would be on the left hand side, signposted by our agent's for sale board.

WHAT 3 WORDS

triads.thousands.short

COUNCIL TAX

Band F.

STATUTORY AUTHORITY

Carmarthenshire County Council,
County Hall, Carmarthen SA31 1JP
Telephone: 01267 234 567

ENERGY EFFICIENCY RATING

60 D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

TENURE AND POSSESSION

We are informed the property is offered freehold with vacant possession. No onward chain.

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES

Please refer to the property deeds.

SPORTING, MINERAL AND TIMBER RIGHTS

Any such rights will be included within the freehold as far as they are owned.

METHOD OF SALE

Private Treaty.

SELLING AGENT

Rural Advisor Ltd

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VIEWING ARRANGEMENTS

Strictly by appointment with the sole selling agent.

PERSONAL INTEREST DISCLOSURE

We disclose a director at Rural Advisor Ltd (Selling Agent) has a personal interest in this sale and the vendor is a family relation to that person.



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