

























Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Porthyrhyd
Carmarthen
Carmarthenshire

Offers In Region Of **£595,000**











- Most Impressive Modern Detached 4 Bed Family Home
- Immaculately Presented Self Build & Viewing Essential
- Beautiful Maintained Gardens & Outdoor Swimming Pool
- High Residential Appeal & 'WOW' Factor
- Hall, 2 Rec Rooms, Kitchen/Diner/Living, Utility
- 4 Double Bedrooms (3 En Suites) & Bathroom
- Individually Designed To Exceptional Standard
- Integral Double Garage & Large Car Port
- Balcony Area To Relax & Enjoy Overlooking Pool
- Convenient Spot & Great Transport Links

General Description

EPC Rating: C

A most impressive and exceptional individually designed self build 4 bedroom home offering immaculately presented accommodation having the 'WOW' factor. The property offers spacious light and airy accommodation designed for modern living and entertaining including large open plan kitchen, dining and living area forming the heart of the home. Outside there are beautifully maintained gardens with swimming pool and patio areas to relax. A most convenient spot close to the carriageway giving easy access to Swansea and Cardiff.

Porthyrhyd, Carmarthen, Carmarthenshire.

Property Description

A unique opportunity of acquiring a superbly presented detached modern family home of distinction with an early viewing highly advised to fully appreciate what's on offer. The most spacious family sized accommodation is of exceptional standard throughout with high quality fittings including marble fireplace, quality coved ceilings and cornices, marble effect gloss tiled flooring downstairs. The large open plan luxury kitchen, dining and living area is an ideal place for family entertaining and gatherings with wood burner stove for the cosy nights, and sliding patio doors leading out to rear garden.

The accommodation provides a grand entrance hallway with feature panelled walling, two reception rooms and downstairs bedroom with en suite facility (ideal for extended family), open plan kitchen, utility room and integral garage.
The first floor provides spacious galleried landing leading to bedroom suite with French doors leading out to balcony area ideal for a glass of wine and relaxation overlooking the luxury outdoor swimming pool area below. The Master bedroom benefits fro a vaulted beamed ceiling and en suite with Juliet balcony, further double bedroom with en suite and luxury family bathroom.

Outside there are beautifully presented mature gardens with paved driveway providing ample car parking leading to large car port adjoining, with further parking area available ideal for caravans, boats etc. Large gardens to rear and side comprising of lawn areas with mature hedging at rear leading over to swimming pool ideal for relaxation, with paved seating/patio areas, changing rooms and BBQ ideal for al fresco dining.

The property occupies a most convenient location within the popular village of Porthyrhyd offering excellent convenience for local amenities and transport links, being only a 5 minute drive from beautiful National Botanic Garden Of Wales, 4 miles from Cross Hands and the M4 connection with easy access to both Swansea and Cardiff. The popular town of Carmarthen is only approx. 15 minutes drive away again offering a wide range of amenities and facilities.

Entrance Hall (17' 08" x 10' 08") or (5.38m x 3.25m)

Attractive tiled flooring, marble fireplace and surround with log effect fire, radiator, feature panelled walling, doors to:

Living Room (19' 07" x 13' 05") or (5.97m x 4.09m)

Solid limestone fireplace and surround, double aspect windows.

Sitting Room (19' 05" Max x 12' 00") or (5.92m Max x 3.66m)

Solid timber fireplace with electric wood burner stove, tiled flooring, French doors to rear, door to:

Open Plan Kitchen / Dining / Sitting Room (25' 08" Max x 18' 10" Max) or (7.82m Max x 5.74m Max)

Most spacious light and airy L shaped room offering great space for family entertaining and gatherings, luxury fitted kitchen with breakfast island, built in eye level ovens, sink unit, touch screen electric induction hob with hood over, two built in wine fridges, built in fridge/freezer, feature fireplace with timber mantle and wood burner stove,, tiled flooring, radiator, sliding patio doors to rear garden, door to:

Utility Room (10' 02" x 5' 09") or (3.10m x 1.75m)

Fitted base and wall cupboards with work top, plumbing for washing machine and dryer, freezer space, built in dishwasher, tiled flooring, door to garage.

Reception/Study/4th Bedroom (14' 05" x 13' 00"Min Min) or (4.39m x 3.96m Min)

Currently used as sitting room with bay window to front, radiator, ideally could be used as downstairs bedroom with door to en suite facility and large walk in store cupboard/wardrobe.

First Floor Galleried Landing (16' 00" x 10' 08") or (4.88m x 3.25m)

Spacious area with feature panelled walling, radiator, dormer window to front, access to inner landing with built in store cupboards, doors to:

Porthyrhyd, Carmarthen, Carmarthenshire.

Master Bedroom (18' 09" Max x 18' 06") or (5.72m Max x 5.64m)

Most attractive room with vaulted beamed ceiling, 2 Velux style windows to side, electric plasma style fire, walk in store cupboard, sliding patio doors to rear with Juliet balcony, door to:

Bedroom 2

Double aspect windows, radiator, French doors to balcony/decking area to relax and enjoy a glass of wine overlooking the swimming pool.

En Suite Shower (5' 06" x 5' 04") or (1.68m x 1.63m)

Modern suite comprising shower cubicle, WC and wash basin.

Bedroom 3 (16' 02" Max x 16' 00") or (4.93m Max x 4.88m)

Most spacious room with double aspect windows, radiator, electric plasma fire, door to:

En Suite Shower (5' 06" x 5' 05") or (1.68m x 1.65m)

Modern suite comprising shower cubicle, WC and wash basin.

Bathroom (14' 04" Max x 12' 01" Max) or (4.37m Max x 3.68m Max)

Luxury modern suite comprising bath with shower attachment over, His and Her's vanity unit with twin sinks and cupboards beneath, WC, tiled flooring and walls, double shower cubicle, spot lighting, built in cupboard, heated towel rail.

Integral Garage (19' 11" x 16' 01") or (6.07m x 4.90m)

Currently used as living quarters and could easily reverted back to garage if required, with fitted kitchen, laminate flooring, radiator, oil fired boiler, rear entrance door and separate WC off.

Outside

The property benefits from a very generous size plot with beautifully presented gardens, paved driveway to front leading to large car port with double glazed windows to side. Further parking area to side ideal for caravans, boats etc. Lawn garden to front with pavier paths leading to rear with further lawn gardens leading over to outdoor Swimming Pool - 33' x 16' with paved areas being a lovely area to relax and enjoy, changing rooms/store with BBQ area for entertaining family and guests, paved patio areas to relax and al fresco dining. Two garden sheds and oil tank, with mature hedging to rear creating privacy.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Superfast broadband is available in the vicinity. Please contact your network provider for further information.

Services

Mains electricity, mains water, mains drainage, oil fired central heating, alarm & security system.

Tenure

Freehold

Council Tax

G

Directions

From Carmarthen proceed on the main A48 dual carriageway towards Cross Hands and proceed on for approx. 7 miles taking a left exit signposted National Botanic Garden Wales. Proceed on a short distance and take the last exit off the mini roundabout and continue along under the carriageway and the property is located further along on the left.






