



## Vicarage, Llawhaden

£450,000 Freehold

Nestled in the picturesque village of Llawhaden, this beautifully presented five-bedroom detached bungalow offers the perfect blend of rural tranquility and modern comfort. Enjoy stunning views of the historic Llawhaden Castle and rolling countryside from the comfort of your own home.

Spacious and light-filled throughout, the property boasts generous living areas, kitchen, and well-appointed bedrooms, ideal for family living or those seeking a peaceful countryside retreat. With private gardens, ample parking, and those breathtaking views, this home offers an exceptional opportunity to enjoy village life. A versatile layout includes access to the rear creating the potential for an annex or independent living space with its own separate entrance.

Llawhaden itself is renowned for its impressive Castle, which sits proudly in an elevated position with the village surrounding it. The village offers a welcoming community atmosphere, featuring amenities such as a community hall and a children's play area. A wider range of shops, schools, and facilities can be found in the nearby towns of



### **Hallway**

Timber flooring, uPVC door with glass panel insert and sidelight, double glazed uPVC window to the side

### **Living room**

Timber flooring, log burner with decorative surround, double glazed uPVC window to the side, double glazed uPVC patio doors to balcony

### **Dining room**

Timber flooring, open plan, double glazed uPVC window to the front and to the side

### **Kitchen**

Matching base and wall units with integrate electric hob and oven, 1.5 drainer sink, double glazed uPVC window to the side boiler

### **Bedroom 3/ office**

Timber flooring, double glazed uPVC window to the front and side, with access to the rear entrance and WC, this section of the property could easily be adapted to form an annex with its own private entrance.

### **Bedroom 4**

Timber flooring, double glazed uPVC window to the rear

### **Bathroom**

Vinyl flooring, part tiled walls, bath, shower cubicle, hand basin, low flush toilet, frosted double glazed window to the rear

### **Bedroom 5**



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 5 Bedrooms
- Off-road parking
- Garage
- Multi-generational living
- Stunning views



**Approximate total area<sup>(1)</sup>**  
153.4 m<sup>2</sup>  
1652 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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You can include any text here. The text can be modified upon generating your brochure.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	56	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		67
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	