



Llain, St. Clears – SA33 4JY

Offers in Region of £499,950

**jmorris**.com



## Llain

### St. Clears, Carmarthen

An impressive detached 5 bedroom, 3 bathroom modern family home which has been extensively renovated to provide spacious and versatile accommodation of an excellent size and quality, boasting outstanding far reaching countryside views, situated in the popular and convenient village of Llangynin. The property has a beautifully maintained exterior, featuring a modern façade with contrasting brickwork and a large horticultural vegetable and fruit plot, useful sheds and greenhouses, making a perfect setup for a part-self sufficient lifestyle. There are 2 driveway entrances providing a choice of ample off-road parking, great for families and guests alike to visit. Inside, the home is characterised by large triple glazed windows and French doors, benefitting from the excellent views and creating bright, airy living spaces that flow seamlessly from room to room. The property has a contemporary style with modern décor providing a sophisticated yet welcoming atmosphere.

At the heart of the home is an expansive, open-plan kitchen/diner, perfect for entertaining and family gatherings. The kitchen boasts sleek modern cabinetry, a generous island with seating, high-end integrated appliances and stylish herringbone flooring. Exposed beams and a vaulted ceiling add warmth and flair. French doors lead directly to the garden, offering effortless indoor-outdoor living and a wonderful space for summer dining or children's play. There are 3 reception rooms which include a lounge, home office and cosy sitting room. The main lounge area is located off the master bedroom.

Each of the spacious bedrooms is thoughtfully designed for comfort and style, with 2 en-suite bathrooms on the ground floor and the main family bathroom on the first floor, finished to a high standard and offering a mix of walk-in showers and large bathtubs, for a luxurious experience. Due to the layout and design, with excellent en-suite facilities and ground floor bedrooms, this property would also ideally suit disabled habitants/persons with additional needs.

With its blend of contemporary style, practical features and excellent outdoor growing appeal, this exceptional detached home will make a sensational family home for discerning buyers seeking comfort, convenience and timeless charm.

### Situation

Llain occupies a most convenient setting within the small village of Llangynin which lies a mile or so north west of the small town of St Clears which has the benefit of a good range of local services and facilities. The A40 dual carriageway which provides an excellent link to the larger town of Carmarthen, some 10 miles or so to the east lies within easy reach as indeed do the towns of Whitland, Narberth, etc and the superb scenery of the west Wales coastline. The property enjoys an outlook over the surrounding countryside.

### Front Porch

Entered via a triple glazed front door, triple glazed window to side, stained glass wooden door opens into:

### Hallway

Stairs rise to first floor, under stairs storage cupboard, doors open to:

### Kitchen/Diner

A large open space with semi-vaulted ceiling, spot lights and exposed A-frame beams, a wide range of built in storage cupboards with worksurfaces, wall display cupboards, kitchen island, walk-in pantry cupboard, eye-level double oven, integrated sink unit, plumbing for dish washer, triple glazed windows to front and side enjoying the magnificent far reaching country views, external triple glazed door to side, doors open to:

### Pantry/Storage Room

Used for keeping fridges and freezers, plus extra useful storage space.

### Utility

Large stainless steel sink unit, plumbing for washing machine and space above for tumble dryer.

### Sitting Room

Triple glazed window to side.

### Office

Triple glazed window to front enjoying countryside views

### Bedroom 1

A superb large room with colourful stained glass double doors opening to the lounge and doors opening to:

### **Ensuite Bathroom**

Comprising a large double bath tub with twin showers over, part tiled walls, large shower cubical, wall hung wash hand basin, heated towel radiator, frosted triple glazed window to rear.

### **Separate WC**

Wall-hung WC and wash hand basin, part tiled walls, wall shower unit, tiled floor and drainage, frosted triple glazed window to rear, heated towel radiator.

### **Lounge**

Exposed A-frame ceiling beams, triple glazed external French doors to side, double glazed window to side.

### **Bedroom 2**

Triple glazed window to side, doors open to:

### **En-Suite**

Comprising a bath with shower over, part tiled walls, frosted triple glazed window to rear, heated towel radiator.

### **Separate WC**

Wall-hung WC and wash hand basin, part tiled walls, wall shower unit, tiled floor and drainage, frosted triple glazed window to rear, heated towel radiator.

### **First Floor Landing**

Triple glazed windows to side, access to loft space, built in airing cupboard, doors open to:

### **Bedroom 3**

Triple glazed windows to front enjoying the stunning country views, radiator.

### **Bedroom 4**

Triple glazed window to rear enjoying countryside views, radiator.

### **Bedroom 5**

Triple glazed window to side, radiator.

### **Bathroom**

Comprising a bath tub with shower over, wall hung wash hand basin, part tiled walls, heated towel radiator, frosted Triple glazed window to front.

### **Separate WC**

W.C, wall hung wash hand basin, heated towel radiator, part tiled walls.

### **Externally**

The property benefits from a hard standing driveway to its right hand side, providing ample off road parking space. A front garden area has a wide variety of colourful plants and shrubs with low maintenance gravelled borders and hardscaping/ pathway leading to the front door and all around the house to a far side patio and horticultural area. To the left hand side there is another entrance leading to the horticultural growing area, with fruit and vegetable plot, 2 greenhouses, raised beds and low maintenance wood bark pathways. At the rear there are 3 useful storage sheds.

### **Services**

Heating Source: Electric - Solar PV/ Air Source Heat Pump - Ground Floor Has Underfloor Heating.

Electric: Mains & Battery Storage

Water: Mains & Rain Harvesting (15,000 litre underground tank serving both the house and vegetable garden).

Drainage: Private - Septic Tank.

Local Authority: Carmarthenshire County Council

Council Tax Band: D

Tenure: Freehold and available with vacant possession upon completion.

### **Directions**

From the town of St Clears, pass the Spar mini-market and take the right hand turning for Llangynin. Follow the signs to the village for approximately 3 miles or so. Just as you come into Llangynin, you'll see the property on your left hand side, as identified by our JJ Morris for sale sign. What3words: ///loose.tone.showering

### **Broadband Availability**

According to the Ofcom website, this property has both standard and superfast broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Mobile Phone Coverage**

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data - 73%

Three Voice & Data - 49%

O2 Voice & Data - 64%

Vodafone Voice & Data - 71%

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Anti Money Laundering**

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.



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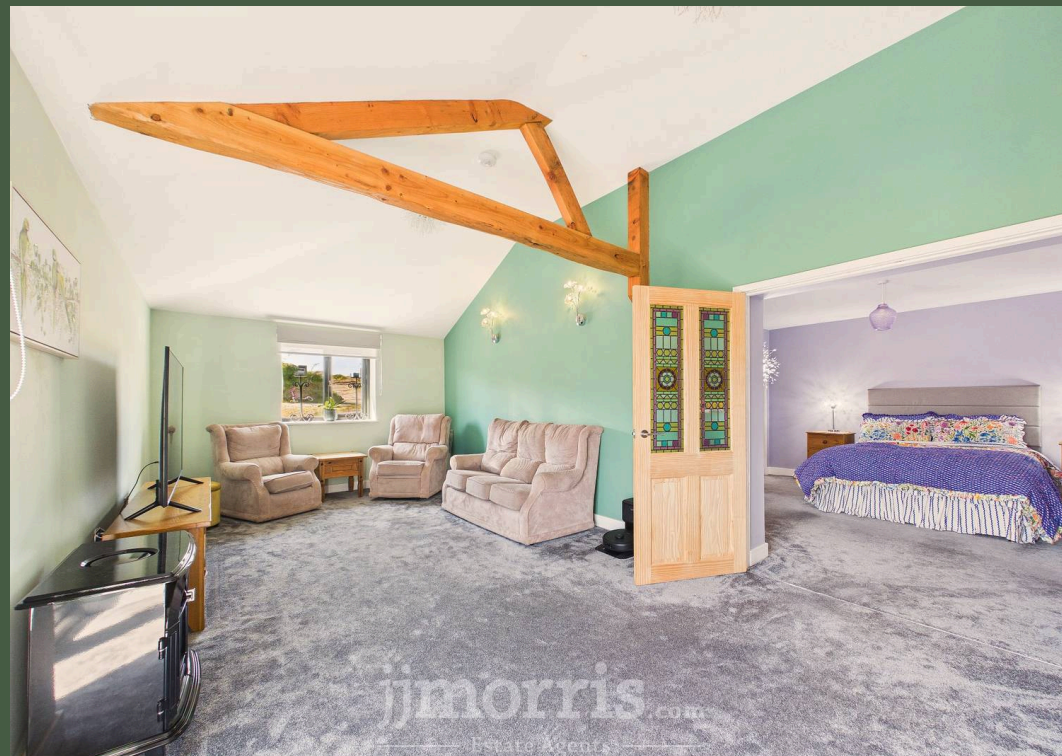
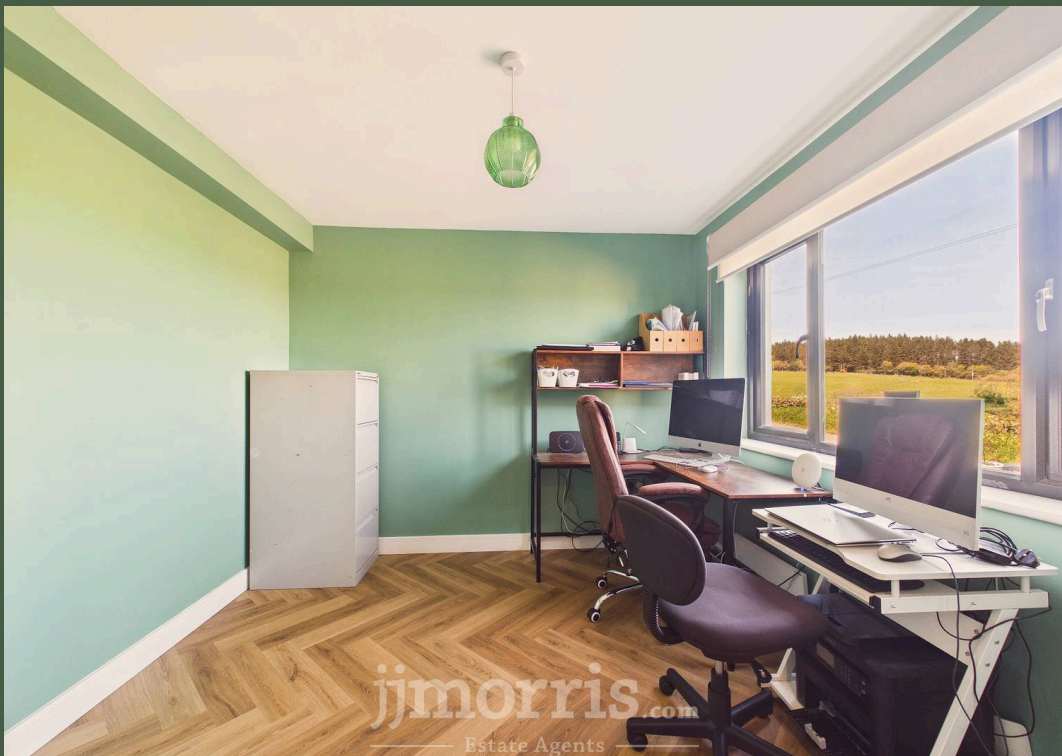
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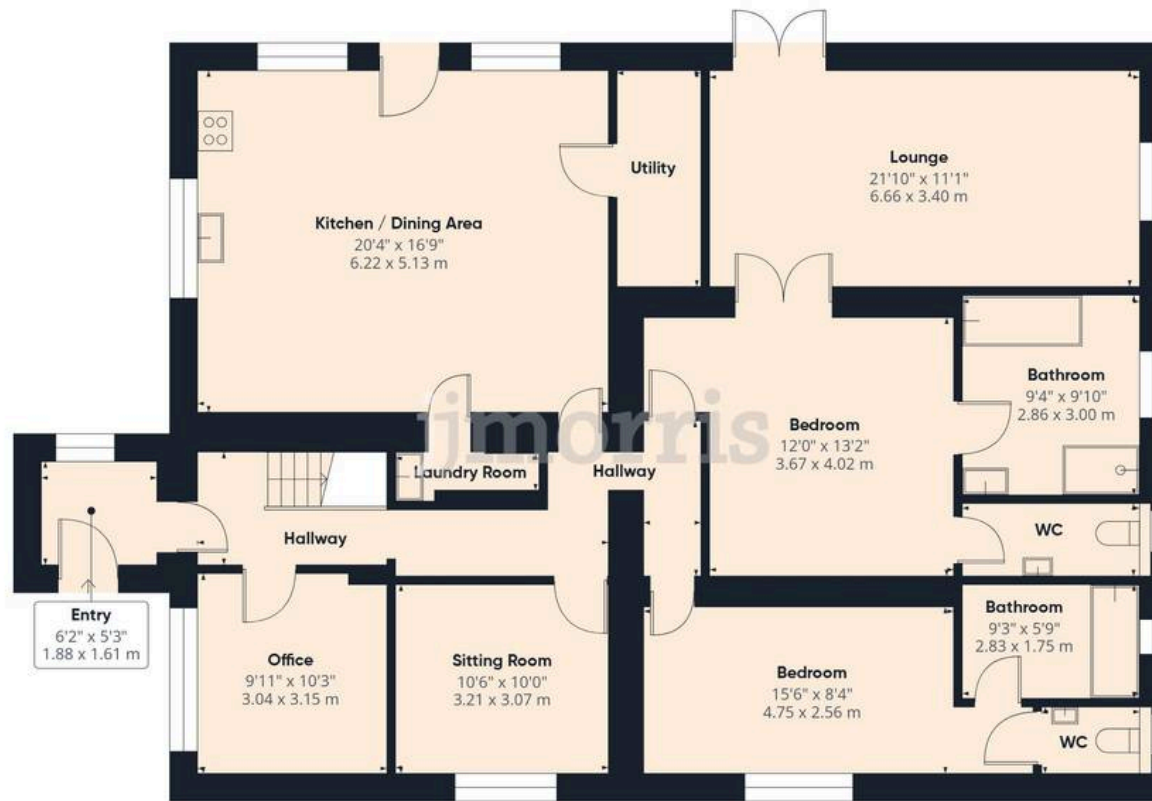












Floor 0



Floor 1







## JJ Morris Narberth

J J Morris, Hill House - SA67 7AR

01834 860260 • narberth@jjmorris.com • www.jjmorris.com/

