

Terry Thomas & Co

ESTATE AGENTS



LIVING ROOM



KITCHEN



BATHROOM

Cae Banc Penllanffos Road Tannerdy, Carmarthen, SA31 2EZ

A stunning and impressive mansion house, nestled comfortably in suburban Tannerdy with extensive views of beautiful Towy Valley from several of the property's rooms. Sitting just on the outskirts of Carmarthen town, the convenient location of Cae Banc offers a direct mainline rail link to Paddington station, walking distance of 1/2 mile to Glangwili hospital, and ease-of-access to the M4 corridor.

The property has been beautifully converted from an office extension, which was built in the same style as the original mansion house built in 1938, into a pleasant family home.

***** PRICED FOR AN IMMEDIATE SALE *****

Offers in the region of £595,000



Cae Banc Penllanffos Road

Tannerdy, Carmarthen, SA31 2EZ



Lobby

7'10" x 3'7" (2.4 x 1.1)

Upon entering the property you will find yourself in the ground floor lobby. This room serves as a cloakroom, and has a WC and wash hand basin.

Family room

17'8" x 16'4" (5.4 x 5)

One of two connected reception rooms, with large double doors leading to the second reception room. A wide bay window to the fore of the property allows for plenty of natural light to envelop and brighten the space.

Reception 2 / Drawing room

23'11" x 18'0" (7.3 x 5.5)

A stunning and generously sized triple-aspect room. With windows to the fore and side of the property, and LED downlighting, the room is beautifully lit and offers a bright contemporary space for accommodating guests.

The room also boasts double French doors that lead out to the terrace.

Kitchen / Dining room

26'2" x 15'5" (8 x 4.7)

This large and brightly-lit kitchen, owing to the LED downlighting and large window to rear, offers a vast range of facilities. With fitted base units with painted solid oak door and drawer fronts and 'Dekton' worksurfaces, an 'Everhot' cooker with induction plate and chimney style extractor over, integrated 'Neff' microwave and warming drawer, as well as dishwasher and American-style fridge freezer. Furthermore, there is the addition of a wine cooler, and a ceramic double Belfast sink with a boiling tap over.

Bedroom 1

17'0" x 11'1" (5.2 x 3.4)

A spacious room with an additional walk-in dressing room measuring 3.7m x 1.5m (12'5" x 5.10"). The space has plenty of natural light illuminating it, with double doors that lead out onto a west-facing balcony. The room also offers a luxury en-suite, comprising a freestanding bath, double wall hung wash hand basins, a large corner shower enclosure, and WC.

Bedroom 2

17'0" x 14'1" (5.2 x 4.3)

Another spacious room offering a large bay window, allowing for gorgeous and extensive views of Towy Valley. Also with an en-suite, comprising a bath, separate shower, double integrated wash hand basin with vanity unit, a ladder-style towel rail, and WC.

Bedroom 3

18'0" x 13'1" (5.5 x 4)

A gorgeous and bright triple-aspect room with stunning views from rear and side windows. Additional en-suite with bath, corner shower enclosure, a single integrated wash hand basin with vanity unit, and WC.

Bedroom 4

14'1" x 11'1" (4.3 x 3.4)

The final first floor bedroom is this light and airy room, with a wide window providing lovely views. With an en-suite comprising a corner shower enclosure, hand wash basin, and WC.

Lobby

A lobby leading to the rear garden, with an additional

small cloakroom, WC and wash hand basin. Stairs leading to the second floor.

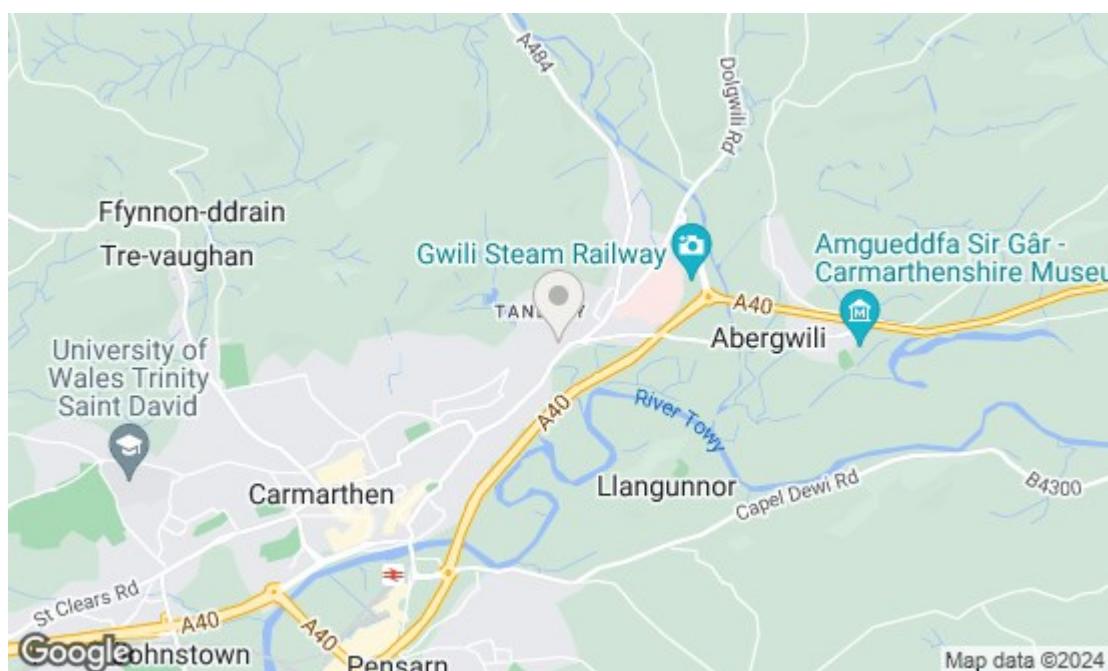
Bedroom 5

26'10" x 12'1" (8.2 x 3.7)

A very generously-sized bedroom with large skylight windows, with an additional walk-in storeroom. An en-suite comprising a corner shower with glass shower screen, a single integrated wash hand basin with vanity unit, and WC.

Externally

The property is approached at the end of a private roadway, with a large tarmac parking area to fore. The property itself sits on substantial grounds, measuring approximately 1,318m² (14,186ft²), bordered by a variety of mature trees and foliage. There is a terraced area to rear, providing an opportunity to create a lovely outdoor space.





1ST RECEPTION



Cae Banc Reception/Living Room 2



Cae Banc 1st Floor Master bedroom 1



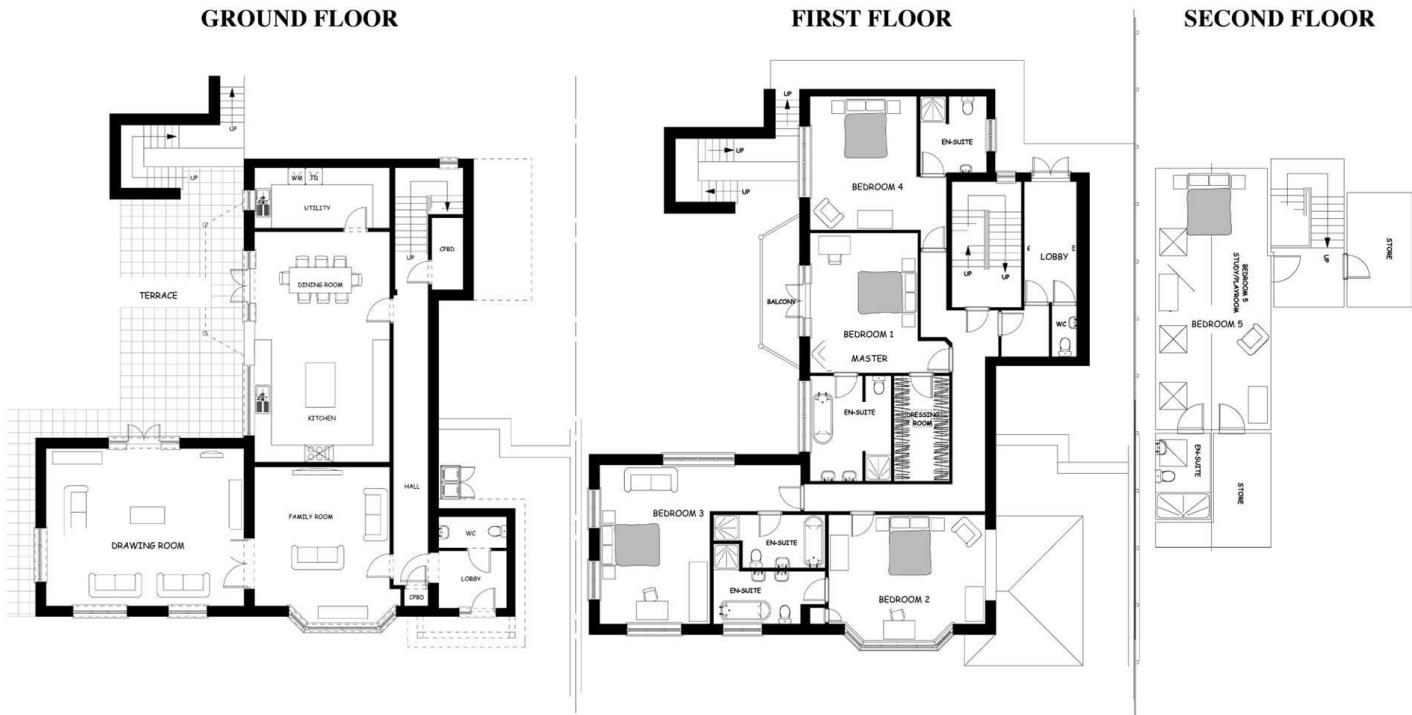
Cae Banc 1st Floor Master Bedroom 1 Ensuite Bathroom



BEDROOM 2



Floor Plan



Type: House - Detached

Tenure: Freehold

Council Tax Band:

Services:

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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