Terry Thomas & Co
ESTATE AGENTS









Glancowin Llangynog

Carmarthen, SA33 5DD

Nestled in the picturesque village of Llangynog, Carmarthen, this stunning house set in 1.46 acres is a true delight for those seeking a blend of modern luxury and eco-friendly living. Boasting 3 bedrooms and 2 bathrooms spread across 3,164 sq ft, this property offers ample space for comfortable living.

Upon entering, you'll be greeted by a home that exudes elegance and sophistication. The ground source heat pump system, water treatment plant, solar panelling, and underfloor heating on the ground floor not only ensure your comfort but also reflect a dedication to sustainability. Imagine reducing your carbon footprint while enjoying the finest comforts of modern living.

Outside, the immaculate grounds provide a tranquil setting, with a charming patio area that offers breath taking rural views. The double garage and additional garage workshop offer plenty of storage space for your belongings or hobbies, catering to all your needs.

From the attractive open single pillared porch to the porcelain paved pathway, this property is designed with accessibility in mind. The light oak finished fronted uPVC double glazed entrance door sets the tone for the sophistication that awaits inside.

If you dream of a home that seamlessly combines contemporary conveniences with eco-conscious features, look no further than this remarkable house in Llangynog. Embrace a lifestyle where luxury meets sustainability in this beautiful property.

Offers in the region of £675,000

Glancowin Llangynog, Carmarthen SA33 5DD

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Hallway
15'5" x 8'10" (4.70m x 2.7m)
Oak engineered flooring through the hallway, and oak engineered doors. Staircase to first floor with oak handrail and glass balustrade. LED downlighting. Door through to open plan kitchen/dining/family/sun lounge and door through to home office.

A rear hallway, with LED downlighting, which provides access to the ground floor bedrooms family bathroom and lounge. Double door airing cupboard with fitted shelves.

Lounge
16'4" x 16'2" (5m x 4.93m)
uPVC double glazed window to fore, marble fireplace with a marble hearth feature, Underfloor heating throughout the ground floor which has a ground source heat pump system.

Home office/study
10'0" x 7'8" (3.05m x 2.35m)
uPVC double glazed window to rear BT telephone connection points.

Rear bedroom 1
11'8" x 10'0" (3.56m x 3.05m)
uPVC double glazed window to rear overlooking large patio and extensive rural outlook beyond, tv point.

Main bedroom
18'4" max narrowing to 14'5" x 14'5" (5.60m max narrowing to 4.40m x 4.41m)
Walk in dressing room 1.75m x 1.82m with fitted shelves and clothes hanging rails.
Door to ensuite 1.70m x 2.32m open double walk-in shower with rain shower head and body wash fitment, wash hand basin and close coupled economy flush ed WC fitted within a vanity unit with high gloss white door fronts. Solid granite worksurface over, LED downlighting, extractor, wall mounted chrome ladder wall radiator. Light grey slate effect ceramic tiled floor and floor to ceiling tiled walls. uPVC double glazed window to rear.
uPVC double glazed window to rear overlooking large patio and extensive rural outlook beyond, telephone and tv point, nickel chrome light and socket fittings.

Family bathroom
7'7" x 9'10" (2.33m x 3.02m)
4-piece suite comprising of double corner shower enclosure with chrome mixer shower fitment with rain shower head and body wash fitment. Whirl pool bath with chrome mixer tap fitment and additional shower head fitment. Close coupled economy flush WC and wash hand basin fitted within a vanity unit having white gloss finish door fronts. Solid granite worksurface over base unit. Light grey slate effect ceramic tiled floor and floor to ceiling tiled walls. uPVC double glazed window to side. LED downlighting and extractor.

Front bedroom 3
15'11" x 10'7" (4.86m x 3.23m)
uPVC double glazed window to the fore

First floor galleried landing
Double glazed Velux window to rear and doors leading off to multipurpose rooms 1 & 2

Multipurpose room 1
26'5" x 13'8" (8.06m x 4.17m)
Double Velux window to rear with extensive views rural outlook, uPVC double glazed window to the side. Two panel radiators with grills thermostatically controlled. Access to eaves storage space. Applicants should note there is viability of an ensuite/bathroom being installed as the soil pipe is directly below.

Multipurpose room 2
30'10" x 13'8" (9.42m x 4.17m)
Two panel radiators with grills thermostatically controlled, access to eaves storage space. Velux window to rear with extensive views rural outlook, uPVC double glazed window to the side. Built in cupboard which houses the pressurised vented hot water cylinders. Applicants should note there is viability of an ensuite/bathroom being installed as the soil pipe is directly below.

Kitchen/dining/family/sun lounge
max 25'5" narrowing to sun lounge 11'1" x 25'8" (max 7.75m narrowing to sun lounge 3.4m x 7.83m)
Kitchen area having a range of modern base and eye level units with high gloss cream coloured door and drawer fronts. Solid granite worksurface over the base units, incorporating an undermounted Blanco stainless steel sink, fully integrated dishwasher, Neff micro-oven. Central island unit/breakfast with fully integrated fridge. Rangemaster cooker range with 6 halogen hobs, double oven, warming drawer and grill. Chimney style extractor over, solid granite splashback between base and eyelevel units and LED downlighting. Ceramic tiled flooring, uPVC double glazed window to fore and double glazed bi folding door 4.88m as a feature opens out to the sun terrace and patio area, sweeping around to the full length of the property and further double glazed, double doors which leads out the side gardens, grounds and courtyard in turn paved paths to all sides of the property.

Utility area
13'9" x 6'8" (4.21m x 2.05m)
Range of fitted base and eye level units which match the kitchen high gloss finish cream coloured door fronts and solid granite worksurface over base units and granite splashbacks. Incorporating a Blanco stainless steel sink. Plumbing for washing machine and room for tumble drier uPVC double glazed window to fore. Manrose extractor, spot lighting, ceramic tiled floor through and space for fridge freezer. Inner passageway with a uPVC double glazed door leading out to the parking area/ garage and gardens in turn. Cloakroom/WC with a close coupled WC and wash hand basin fitted within a vanity unit with solid granite worksurface over and oak effect door fronts. Wall mounted ladder effect radiator uPVC double glazed window to side and ceramic tiled flooring.

Walk in dual coat cupboard and boiler room which has the MasterTherm pressurised ground source heat exchanger, uPVC double glazed window to side.

Detached garage
23'9" x 23'11" (7.25m x 7.3m)
Two remote controlled sensor roller shutter doors to fore, uPVC double glazed window to side, uPVC double glazed door to side. Private water supply with filters and extraction unit. Solar panel collection point 3.9kw with separate electric circuit board. Double garage has the benefit of attic trusses over which has the potential for further usage subject to the necessary planning consent.

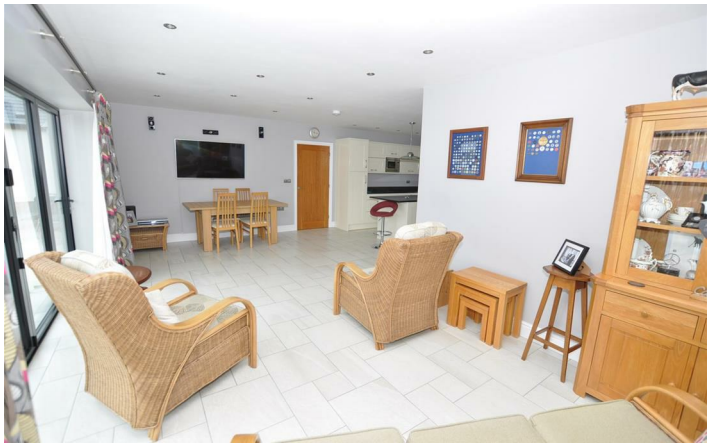
Further workshop/general purpose stores
44'3" x 28'8" (13.49m x 8.76m)
Steel frame construction with box profile sheeted cladded walls and under a pitched roof. 11ft Roller shutter door to fore. Additional composite double glazed composite entrance door.





























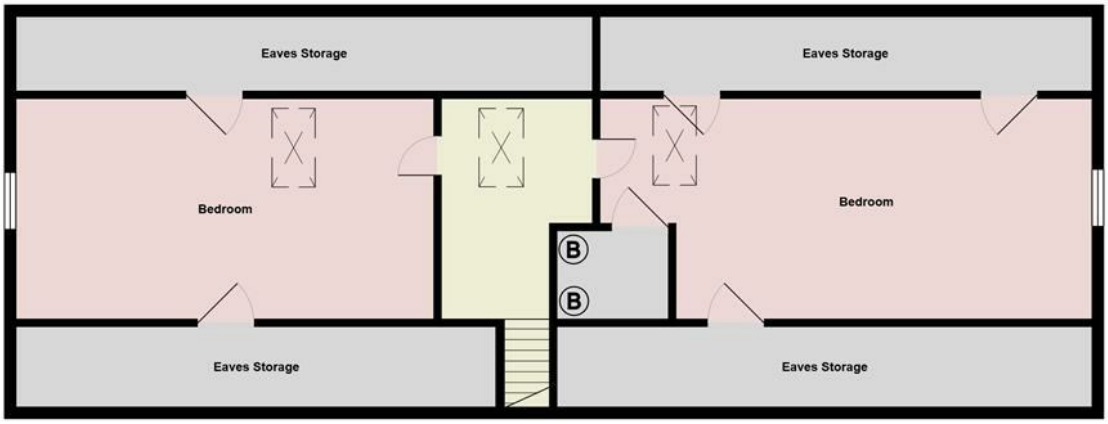






Floor Plan



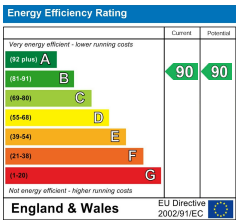


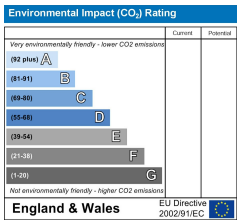
Type: House
Tenure: Freehold
Council Tax Band: F

Services: Mains electricity. Private drainage (Water treatment plant). Private filtered water. 3.9kw solar panel plus photovoltaic tubes. Heating from ground source heat pump. Underfloor heating.
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
Tel: 01267 235330 Email: sales@terrythomas.co.uk https://www.terrythomas.co.uk





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