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Waun Llongau, Llangain, Carmarthen, Carmarthenshire. SA33 5BD



PETER MORGAN EXCLUSIVE

£950,000

Main Features

- Exclusive Detached Family Home
- Set On Three Acres Of Land
- Boasting Country Side Views
- Rural Location
- Four Double Bedrooms
- Current Airbnb Income
- Two Studios Offering Additional Income
- Ample Off Road Parking
- EPC - F
- Need A Mortgage? We Can Help!

General Information

Sitting on the hillside overlooking the River Towy, and originally built in 1980 to resemble a traditional thatched Welsh cottage, is Waun Llongau. In the last 25 years the house has been beautifully extended and redeveloped and the garden thoughtfully landscaped.

The house boasts a range of stunning features, including exposed ceiling beams throughout, internal glass panel double doors, a natural stone open fireplace, an enclosed Mediterranean style paved courtyard, a large sun room with floor to ceiling glass windows and panoramic river views, and two 'walk through' wardrobe rooms off the master bedroom.

The property offers three reception rooms, four double bedrooms, a large ensuite and large guest bathroom, three further WCs, a separate utility room, a home office and additional workspace off the kitchen, an open stairwell to first floor landing and ample storage. It benefits from zoned underfloor heating throughout the ground floor.

Adjacent to the main house are two self-contained studio apartments which offer additional rental income for short term lets. There is also a detached wooden log cabin currently listed on Airbnb as holiday accommodation.

The property sits within three acres of mature grounds which has been beautifully landscaped and includes creatively designed features, seating areas and ponds.

Nearby amenities include convenience stores, Carmarthen secondary schools Bro Myrddin and Queen Elizabeth, Carmarthen Leisure Centre, Carmarthen town centre, and Towy Boat Club. There is a 150-acre ancient woodland immediately opposite the property, and Llansteffan Castle and beach are just six miles further away along the road.

GROUND FLOOR

Hallway

Double glazed windows to the side aspect (into sun room), tiled flooring, doors to lounge, WC and dining room.

Living Room

Double glazed windows to the front aspect, exposed natural stone open fireplace, two double French doors to access courtyard and tiled flooring.

W.C.

Comprising low level WC and wash hand basin. Tiled flooring.

Dining Room

Double glazed windows to side aspect and courtyard, exposed chimney breast and large log burner, open plan stairwell to first floor, double doors to sun room and kitchen, stable door to outside with enclosed double glazed glass porch, tiled flooring.

Sun Room

Surround floor to ceiling glass windows, panoramic river views, glass skylights, double doors to garden, tiled flooring.

Kitchen

Double glazed windows to side and rear aspects. Modern farmhouse style kitchen appointed with wall and base units with granite worktops over and inset ceramic sink with mixer tap. Induction hob with hood, integrated double oven, kitchen island with storage and wooden worktop, space for American style freestanding fridge freezer. Inset ceiling down lights, breakfast area, doors to adjacent rooms (currently used as home office and workspace) and utility room, tiled flooring.

Utility

Double glazed window to side aspect. Comprising built in cupboards, wall and base units with worktop over and inset stainless steel sink, plumbing for washing machine and tumble drier, low level WC, stable door to outside, tiled flooring.

FIRST FLOOR

Gallery Landing

Double glazed windows, radiators, carpeted flooring, ample built in storage, access to loft space, doors leading to four double bedrooms and guest bathroom.

Master Bedroom

Double glazed windows, radiators, carpeted flooring, access to two separate 'walk through' wardrobes with fitted units, separate enclosed low level WC and wash hand basin within one of the walk through areas, leading to ensuite bathroom.

En-Suite Bathroom

Double glazed windows, panelled bath, double shower cubicle, low level WC, bidet, double vanity unit, two wash hand basins with mixer taps, heated towel rail, vinyl tiled flooring.

Bedroom Two

Double glazed windows, radiators, carpeted flooring.

Bedroom Three

Double glazed windows, radiators, wooden flooring.

Bedroom Four

Double glazed windows, radiators, wooden flooring.

Bathroom

Double glazed window, radiator, panelled bath, shower cubicle, low level WC, bidet, wash hand basin, cushioned flooring.

EXTERNALLY

Gardens

The grounds boast a variety of mature shrubs and trees, a lily pond with carefully curated planting and paved walkway. A cascade waterfall and stream takes you down to a purpose built entertainment lodge. You'll also find a large folly and feature bandstand seating area, an enclosed tiered garden, a second pond, fruit trees, vegetable plots, hedging and landscaped lawns.

Additionally, there are a range of other rooms and out houses including gym room with shower and infrared sauna, wooden summer house, garden sheds, greenhouse, large workshop, dog kennel and wood store.

The driveway offers ample parking, and feature car port.

Studio Apartment One

Double glazed window, large bedroom area, electric radiators and vinyl flooring. Small bathroom comprising low level WC, wash hand basin, bath with shower over. Small fitted kitchen appointed with wall and base units with worktops over and inset sink with mixer tap, cooker, fridge and double glazed window. Internal double doors leading to conservatory with tiled flooring.

Studio Apartment Two

Double glazed window, large bedroom area, electric radiators, carpeted. Small bathroom comprising low level WC, wash hand basin, bath with shower over. Small fitted kitchen appointed with wall and base units with worktops over and inset sink with mixer tap, cooker, fridge and double glazed window. Internal double doors leading to conservatory with vinyl flooring, externally decked terrace.

Log Cabin

Living room with log burner and fitted kitchen comprising wall and base units with worktops over and inset sink with mixer tap, cooker, fridge and dishwasher. Ladder to attic storage space, electric radiators. Doors to double bedroom and bathroom comprising low level WC, wash hand basin and shower. External decked patio overlooking lily pond, private garden area. Adjacent is a second smaller log cabin with additional double bedroom and ensuite bathroom.

Workshop

Large workshop immediately inside the gate that also houses the water treatment plant taking water from a 50m deep borehole to supply the property.

Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at npt@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

Mains electric, water from onsite borehole, onsite waste treatment. (Services not tested)

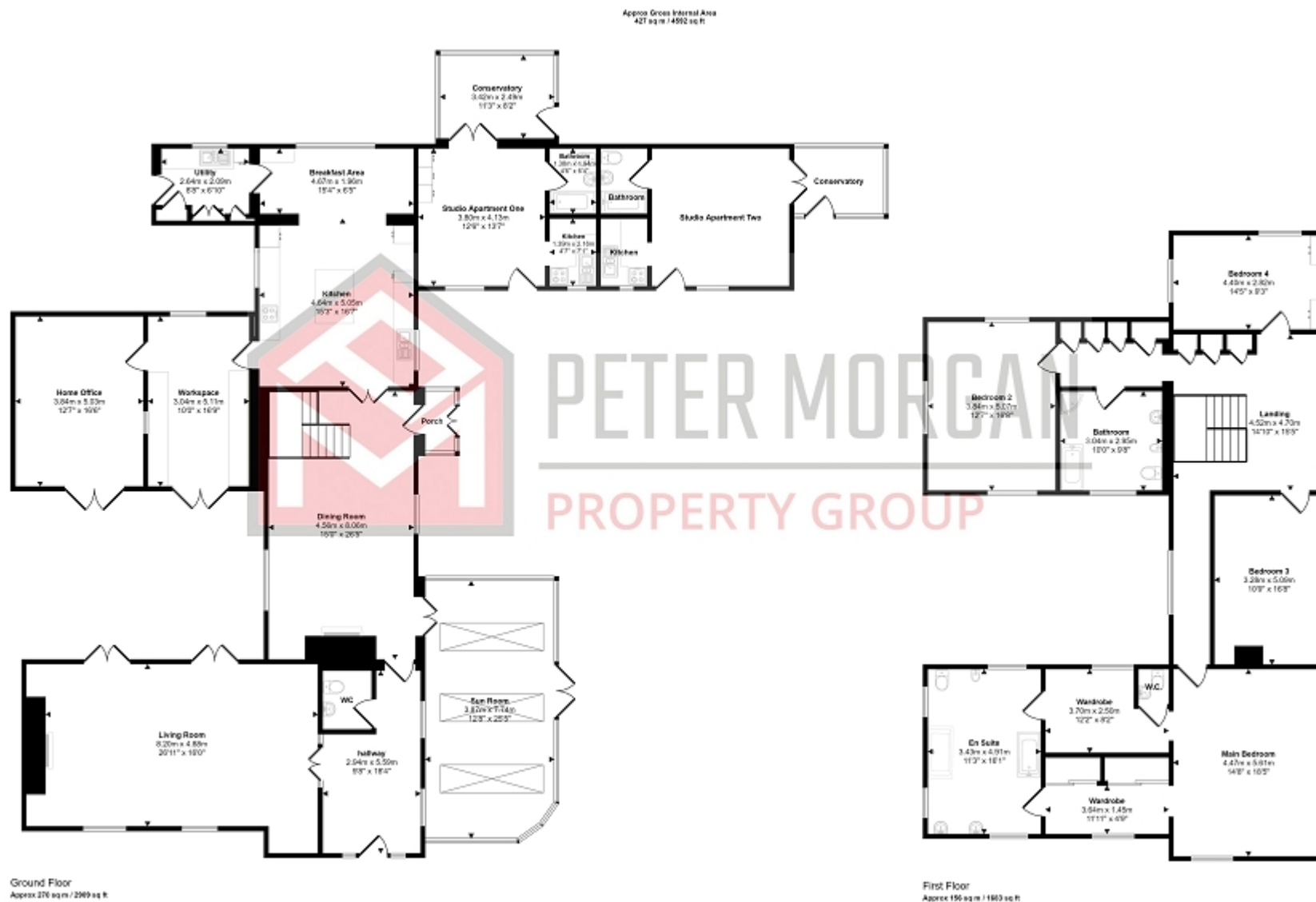
Current council tax banding	G
Current heating type	Oil
Tenure (To be confirmed)	Freehold










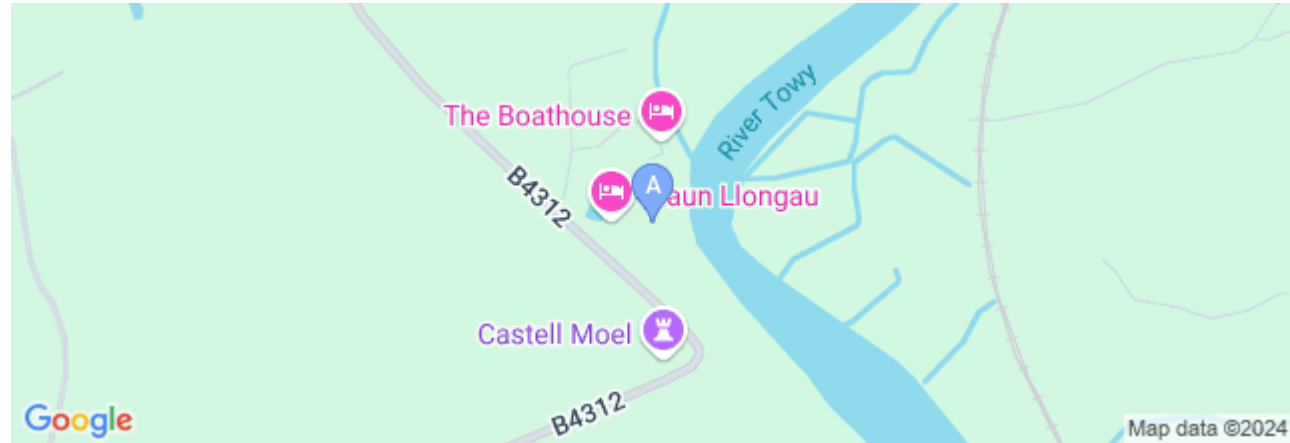


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Scale of lines such as bathroom fixtures are representative only and only set back for the full range. Made with Floorplanner 3.0.

Waun Llongau, Llangain, Carmarthen, Carmarthenshire. SA33 5BD

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F	36	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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