

# John. Francis

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The Property  
Ombudsman



**NEW  
INSTRUCTION**



## **Berllan Deg, Capel Dewi, Carmarthen SA32 8AD**

**Offers in the region of £425,000**

**New Build Executive 4 Bedroom Detached Property  
Garage, Driveway And Garden  
2 Reception Rooms, Kitchen/Diner Plus Utility  
En-Suite And Dressing Room To Master Bedroom  
Rural Village Location**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CR/WJ/79599/260121

## DESCRIPTION

A brand new 4 bedroom detached family home situated in the popular Towy Valley village of Capel Dewi. Occupying a good sized plot with driveway parking, detached garage, garden and patio areas with rural views. Constructed by a local developer, this fantastic property offers spacious rooms with 2 reception rooms, plus open plan kitchen/dining area, utility and downstairs cloakroom to the ground floor, on the first floor there is a large landing area with full length window, 4 double bedrooms with the master having both en-suite and a walk in dressing area.

## SITUATION

Situated in the picturesque Towy Valley being 5 miles approximately from the county and market town of Carmarthen in a popular location. Carmarthen offers good day to day shopping facilities with national retailers, junior and secondary schools, bus and rail stations and M4 dual carriageway connection. Other places of interest include the market town of Llandeilo being 9 miles approximately well known for its restaurants and quaint shops, 2½ miles from Y Polyn Restaurant and a further 2 miles to Llanarthney which is the location for Wrights Food Emporium and 6 miles approximately to The National Botanic Gardens of Wales which is at Porthyrhyd where you will also find dual carriageway connection to connect up to the M4. The city of Cardiff is approximately an hour's drive from the location.

## ENTRANCE HALL

Entered via door to front, double glazed full length windows to either side, staircase to first floor with glass balustrade panelling, cloak cupboard, double doors to living room, doors to;

## SITTING ROOM

13'6 x 11'4 (4.11m x 3.45m)  
Double glazed window to front, radiator.

## CLOAKROOM

8'1 x 3'6 (2.46m x 1.07m)  
Low level WC, wash hand basin, localised wall tiles, radiator.

## LIVING ROOM

22'3 x 13' (6.78m x 3.96m)  
Double glazed window to front, double glazed sliding doors to rear patio, 2 radiators.

## KITCHEN/DINING AREA

18'3 x 15'3 (5.56m x 4.65m)

Double glazed windows to side and rear, double glazed sliding doors to another side patio area, kitchen fitted with a range of base units with worktop over and matching wall units, central island, 1½ bowl sink unit with drainer and mixer tap, integrated electric oven and grill, 4 ring electric hob and extractor over, integrated microwave and dishwasher, space and plumbing for American style fridge/freezer, door to;

## UTILITY ROOM

9'4 x 8'1 (2.84m x 2.46m)  
External door to side, base unit with worktop over and matching wall unit, stainless steel sink unit and drainer with mixer tap, Worcester oil fired boiler, pressurised water tank concealed within fitted storage cupboard with sliding doors, localised wall tiles, tiled floor.

## FIRST FLOOR LANDING

Double glazed full length window to front with rural views to fore, loft access, airing cupboard, doors to;

## MASTER BEDROOM

18'3 x 11'8 (5.56m x 3.56m)  
Double glazed windows to side and rear, radiator, walk-in wardrobe - 6'4 x 4'7, door to;

## EN-SUITE SHOWER ROOM

7'8 x 6'4 (2.34m x 1.93m)  
Double glazed obscure glass window to side, double shower cubicle, wash hand basin, low level WC, localised wall tiles, tiled floor, chrome heated towel rail.

## BEDROOM 2

13'1 x 12'7 (3.99m x 3.84m)  
Double glazed window to rear, radiator.

## BEDROOM 3

13'1 x 9'1 (3.99m x 2.77m)  
Double glazed window to front, radiator.

## BEDROOM 4

13'1 x 8'4 (3.99m x 2.54m)  
Double glazed window to front, radiator.

## BATHROOM

13'1/9'6 x 7'8 (3.99m x 2.34m)  
Double glazed window to side, double shower cubicle, low level WC, panelled bath, wash hand basin, localised wall tiles, tiled floor.

## EXTERNALLY

Gardens surround the property with lawned area to the front, patios to both side and rear. Block paved driveway leading to the

**DETACHED GARAGE** and further lawned area to the rear and oil storage tank.

## SERVICES

We are advised that mains water and electricity are connected. Private drainage system. Please note the property has 2 solar panels which help to heat the hot water and there is fibre optic broadband available.

## VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail [carmarthen@johnfrancis.co.uk](mailto:carmarthen@johnfrancis.co.uk)

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## FACEBOOK & TWITTER

Follow us on twitter  
[@JohnFrancisCarm](https://twitter.com/JohnFrancisCarm) or on  
facebook [www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## TENURE

We are advised that the property is Freehold

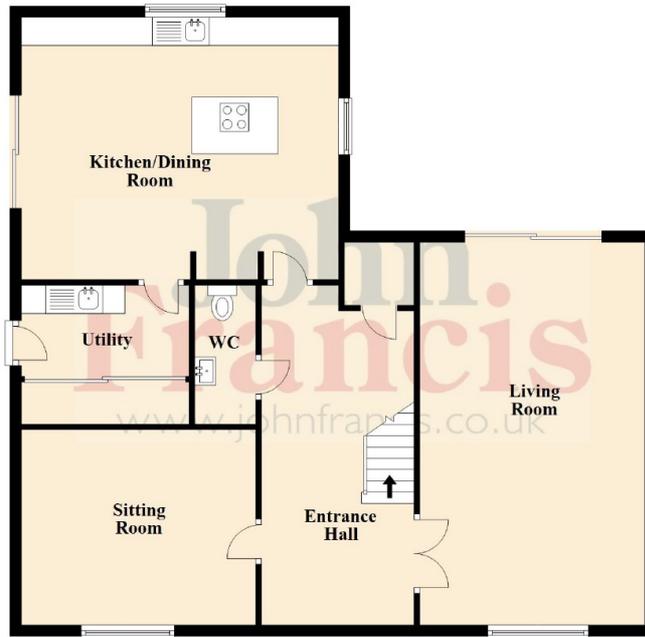
## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

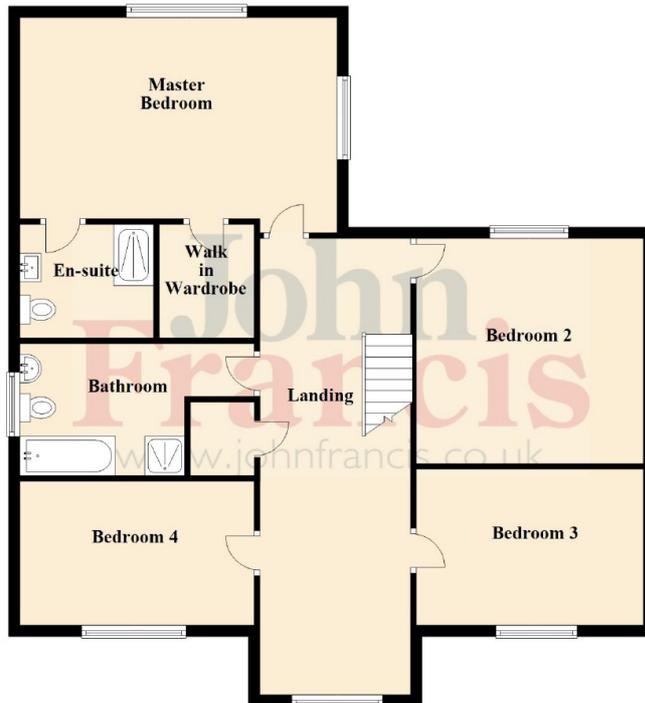
## DIRECTIONS

From Carmarthen, head out of town and over Towy Bridge, pass the garage on the left and take the first junction off to the left on the roundabout, passing the Range and PC World and at the next roundabout take the third junction off and continue towards the Police Headquarters and Llangunnor. Continue for 0.75 miles and turn left signposted for Capel Dewi onto the B4300. Carry on this road for approximately 3 miles and enter the village of Capel Dewi, pass the garage on the right hand side, continue on for approximately 100 yds whereby the property entrance will be located on the left hand side as identified by our for sale board.

## Ground Floor



## First Floor



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