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## Sibrwd Yr Afon, St Clears, SA33 4AH

No chain, Beautiful spacious 4 bed detached family home with large rear garden and access to the river Cynin - Viewing highly recommended.

EPC Rating – C

Price: £625,000

Freehold

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Sibrwd Yr Afon is a meticulously maintained four bedroom stunning home. Delightfully situated and with unspoilt views over its extensive rear garden and the surrounding Carmarthenshire Countryside. Its enviable position is one which is idyllic and much sought after.

The high street of St. Clears is within walking distance which in turn offers a good range of local facilities and services that include, Doctors Surgery, Chemists/Pharmacy, 2 Public houses, Veterinary surgery and Supermarkets. These are all located just off the A40 dual carriageway some 10 miles west of the County and Market town of Carmarthen. The Market town of Whitland that offers a Railway Station is only 4 miles away with the ancient estuarial township of Laugharne being some 5 miles distant. The extensive sandy beach at Pendine is approximately 12 miles away and the property enjoys ease of access to the beautiful and varied West Wales coastline.

This really is a very special property and as sole agents we recommend early viewing.

#### **Entrance Hall**

**14'5" x 18'4" (4.4m x 5.6m)**

Entry to the impressive hallway is through a double glazed UPVC door, tiled floor and skirting, impressive bespoke Ash staircase, leads to large first floor landing. Radiator, 2 ceiling chandeliers, wall lights.

#### **Office/Study**

**14'5" x 11'6" (4.4m x 3.5m)**

A great space on the ground floor of the house, which could be converted into another sitting/play room or even a bedroom. Currently it is being used as an office/home study. All cabling is installed for WIFI, & TV points, there are also plenty of electrical sockets. If working from home is required there is no better place to be!

#### **Cloakroom**

**7'9" x 6'10" (2.36m x 2.08m)**

A very large useful room, with extensive hanging space and shelving for coats and footwear. 2 radiators, laminate flooring, light fitting.

#### **Double Garage/Home Gym.**

**24'11" x 19'4" (7.6m x 5.9m)**

The garage has been converted into a home gym complete with cushioned flooring. The vendor has advised us that they are willing to leave/sell the gym equipment to the new owners if requested. The room still retains an electric up and over door making it easy to restore the room back to a garage should the new owners choose to do so. There is a shower cubicle, boiler room for central heating boiler, and controls for solar panels which heat the water.

#### **Utility Room**

**15'1" x 14'5" (4.6m x 4.4m)**

Very spacious room with tiled floor throughout, fitted base & eye level units, electric wall sockets and plumbing for white goods. UPVC door leading to external garden access. W.C.

#### **Kitchen Dining Room**

**19'4" x 22'4" (5.9m x 6.8m)**

A stunning bespoke fitted kitchen with an elevated dining area looking out over the gardens and beyond. Tiled floor throughout, fitted eyelevel and base units, professional size gas "Range" style cooker. A wine fridge which can be left/sold if so desired. Central marble topped island with seating for at least 4 people comfortably. The island also houses the dishwasher.

Ceiling spot lights and two "ship style" pendant fittings really set the scene for a fine relaxed dining experience!

#### **Family Room**

**15'10" x 16'9" (4.8m x 5.1m)**

Leading on from the kitchen, the family room is a much used part of this beautiful home. It also has access to the large decking area overlooking the garden and local countryside.

Laminate flooring, central ceiling and wall light fittings, electric & TV sockets. Glazed panel doors leading to the more formal but yet extremely relaxing lounge

#### **Lounge**

**22'4" x 16'1" (6.8m x 4.9m)**

A beautiful more formal but extremely relaxing room very well decorated to the highest of standards. Ceiling and wall light fittings, carpet throughout, wall mounter electric "Flicker flame" effect fire, Picture window with views over garden, electric & TV sockets.

#### **Stairway & Landing.**

**26'3" x 30'6" (8m x 9.3m)**

At the top of the Ash staircase there is yet another quiet spot that has been created. With views from the picture window across the gardens below and the Carmarthenshire countryside, the landing is very spacious and leads on to the bedrooms & family bathroom. There is a large walk-in airing cupboard with access to the loft space above. Light fittings and electric sockets throughout.

#### **Family Bathroom**

**16'9" x 11'6" (5.1m x 3.5m)**

Spacious family bathroom with "Step up" roll top bath and separate walk-in shower, wall lights, tiled floor throughout, Radiator, pedestal sink has a vanity mirror and built in vanity unit.

#### **Master Bedroom**

**31'10" x 14'5" (9.7m x 4.4m)**

Very spacious master bedroom offering bespoke oak fitted wardrobes and dressing/bedside units. Laminate flooring, TV & electric sockets throughout 2 Velux ceiling windows as well as a standard UPVC window.

#### **Master Bedroom - Ensuite**

**5'3" x 6'3" (1.6m x 1.9m)**

Off the master bedroom is the en suite shower room and toilet. Fully tiled floor and walls, walk-in power shower, radiator, Velux window in ceiling.

#### **Bedroom 2**

**13'1" x 22'8" (4m x 6.9m)**

A spacious bedroom ideal for guests or a teenager wanting their own space! The room currently has a designated dressing and sitting area together with access to their own en suite bathroom. Fitted wardrobes, TV & Electric sockets throughout, light fitting and views from window across the garden below.

#### **Bedroom 2 - Ensuite**

**5'3" x 6'3" (1.6m x 1.9m)**

Tiled floor & walls throughout, bath unit with shower screen and shower, light fitting, radiator.

#### **Bedroom 3**

**18'4" x 16'1" (5.6m x 4.9m)**

Good size bedroom with fitted wardrobes and dressing units. Laminate flooring, light fitting

#### **Bedroom 4**

**18'4" x 16'1" (5.6m x 4.9m)**

A spacious sunny double bedroom, extremely well decorated with laminate flooring, radiator, and light fittings UPVC double glazed window

#### **Decking**

Large decking area at the rear of the house overlooking countryside and garden, perfect for entertaining and relaxing after a hard day!

#### **Work shops**

**16'5" x 22'8" (5m x 6.9m) (Each)**

Underneath the house at ground level, there are 3 large workshops/hobbies rooms currently used for ride on lawn mower, storage, work benches and racking. This would be an ideal project and would make a perfect hobbies/music room. Secured by a lockable door with direct access to the gardens and river.



This floor plan has been designed and issued as a guide only. Some items, such as fittings, may be incorrectly shown or positioned as these are included for identification purposes only. This is not a legally binding document and is not to be used for any other purpose.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### Driveway & Gardens

The driveway leads on from Llangynin road and has parking for a number of cars at the front and to the side of the house. At the rear there is a large patio the width of the property, fish pond and paths leading to extensive lawns and access to the River Cynin where the owner of this beautiful house will be able to fish and swim.

### Directions

From Narberth take A40 heading to St. Clears, at roundabout take exit for St Clears A4066. At traffic lights take a left and follow road up the hill. As you start to climb take the right fork on to Llangynin Road, the house will be on the right hand side with FBM "for sale board" outside.

**Special Notes** -Mains water & sewerage, oil fired central heating, solar panels.



Important Note We endeavour to make our sale particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective buyers and their advisers should satisfy themselves as to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. Room sizes should not be considered exact. Floor plans are not to scale and are intended to provide guidance on layout and room sizes. Council tax band information may be subject to revision. Any distances between places are approximate. © FBM Estate Agents Limited September 2010.

