MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

An impressive 4 bedroomed detached country bungalow set in approximately 1 acre of beautiful gardens with far reaching Teifi Valley views. Llanllwni, West Wales









White Moss, Llanllwni, Pencader, Carmarthenshire. SA39 9DZ.

£440,000

REF: R/5226/LD

*** No onward chain *** Impressive and well maintained detached country bungalow *** Spacious and comfortable 4 bedroomed, 3 bathroomed accommodation *** Tastefully presented throughout *** Set in approximately 1 acre of established grounds *** Stunning far reaching views across the Teifi Valley *** Private and peaceful setting – Not overlooked

*** Detached garage, workshop and useful garden stores *** Beautifully landscaped gardens with mature shrubs and ornamental trees *** Attractive patio and outdoor seating areas *** Enclosed gardens with a secluded secret garden *** Productive raised beds and wildflower meadow *** Ornamental pond and water feature *** Private driveway with ample off road parking

*** Idyllic semi rural location at the foothills of the Llanllwni Mountains *** Tucked away yet conveniently accessible *** Within easy reach of Carmarthen, Lampeter and Llandysul *** An ideal Family or retirement home in a wonderful countryside

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LOCATION



The property is located beside the A485 Lampeter to Carmarthen road on the edge of the Village of Llanllwni which offers a wide range of Village amenities, including Junior School, Convenience Store, Builders Merchants, two Public Houses and Places of Worship, just 2 miles from the Market Town of Llanybydder, 6 miles from the University Town of Lampeter and 14 miles North from the County Town of Carmarthen with its wide range of facilities and direct access onto the M4 Motorway.

GENERAL DESCRIPTION



An impressive and beautifully positioned detached country bungalow enjoying a peaceful and private setting at the foothills of the Llanllwni Mountains with far reaching views across the picturesque Teifi Valley. The property offers spacious and comfortable accommodation comprising of 4 bedrooms and 3 bathrooms being well maintained and tastefully presented throughout. Perfectly suited as a substantial Family home or for those seeking a peaceful countryside retreat.

One of the property's most appealing features is its delightful grounds extending to approximately 1 acre. The beautifully established gardens offer an attractive mixture of lawned areas, mature shrubs, ornamental trees, colourful borders and secluded seating areas, all thoughtfully arranged to make the most of the setting. Further features include a charming secret garden, raised vegetable beds, a wild flower meadow and an ornamental pond with water feature creating a wonderful outdoor environment for gardening enthusiasts and those who enjoy countryside living.

A private driveway provides ample off road parking together with a detached garage, workshop and a useful range of garden stores.

Despite its tucked away and private position the property remains conveniently accessible to the Market Towns of Lampeter, Llandysul and Carmarthen providing a good range of everyday amenities and services.

A truly appealing country home combining spacious accommodation, beautiful gardens, privacy and outstanding views in a desirable West Wales location.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

ENTRANCE PORCH

With a UPVC front entrance door, tiled flooring, radiator.



GRAND RECEPTION HALL

With an open tread staircase leading to the first floor accommodation with a Galleried Landing, cloak cupboard, steps leading down to the Living Room.



LIVING ROOM

23' 2" x 17' 1" (7.06m x 5.21m). A particular feature being the brick open fireplace, two radiators.



CONSERVATORY

16' 5" x 8' 2" (5.00m x 2.49m). Of UPVC construction, radiator, tiled flooring, side entrance door to the garden.



DINING ROOM

12' 4" x 10' 5" (3.76m x 3.17m). With double aspect windows, radiator.



KITCHEN

13' 2" x 11' 3" (4.01m x 3.43m). An Oak fitted Kitchen with a range of wall and floor units, stainless steel 1 1/2 sink and drainer unit, electric hob, 4 ring hob with extractor hood, tiled flooring, oil fired central heating boiler.



UTILITY ROOM

12' 9" x 9' 9" (3.89m x 2.97m). With a range of wall and floor units, stainless steel sink and drainer unit, plumbing and space for automatic washing machine and dishwasher, tiled flooring, rear UPVC entrance door.



W.C.

With low level flush w.c.

INNER HALLWAY

With radiator.

BATHROOM

Having a 4 piece suite comprising of a panelled bath, corner shower cubicle, low level flush w.c., pedestal wash hand basin, extractor fan, radiator.



BEDROOM 1

16' 9" x 12' 6" (5.11m x 3.81m). Being 'L' shaped, with built-in wardrobes, separate dressing area, radiator.



EN-SUITE TO BEDROOM 1

Having a 4 piece suite comprising of a panelled bath, corner shower cubicle, low level flush w.c., pedestal wash hand basin, extractor fan, radiator.



BEDROOM 2

12' 8" x 11' 9" (3.86m x 3.58m). With radiator.



BEDROOM 3

12' 9" x 12' 2" (3.89m x 3.71m). With radiator.



FIRST FLOOR

GALLERIED LANDING

Overlooking the Reception Hall with large airing cupboard housing the hot water cylinder and immersion, radiator, access into the loft space.



FIRST FLOOR INNER HALLWAY

With two walk-in wardrobes.

FIRST FLOOR BATHROOM

Having a 4 piece suite comprising of a panelled bath, corner shower cubicle, low level flush w.c., pedestal wash hand basin, extractor fan, radiator, Velux roof window.



BEDROOM 4

18' 3" x 11' 4" (5.56m x 3.45m). With radiator, door opening onto the balcony area with fantastic views over the Teifi Valley.



BALCONY AREA



STORAGE LOFT

25' 0" x 35' 0" (7.62m x 10.67m). With direct access from the Galleried Landing. Could offer further accommodation.

EXTERNALLY

DETACHED GARAGE

19' 2" x 9' 2" (5.84m x 2.79m). With electric roller shutter door, side service door, electricity connected.



WORKSHOP

19' 4" x 14' 3" (5.89m x 4.34m). Of timber construction with concrete flooring, electricity connected, double access door with side service door.



TOOL SHED

14' 11" x 6' 6" (4.55m x 1.98m). With concrete flooring, electricity connected.

GREENHOUSE

With electricity connected.



GARDEN AND GROUNDS

The garden and grounds are a particular highlight of the property extending to approximately 1 ACRE and offering a wonderful sense of space, privacy and maturity. Thoughtfully laid out and well attended the grounds are predominantly laid to lawn with an excellent range of established shrubs, ornamental trees and well stocked borders providing colour and interest throughout the Seasons.

The property provides charming walkways and secret garden areas offering a more secluded retreat complimented by productive raised beds and ideal for those with an interest in gardening or home growing.



GARDEN AND GROUNDS (SECOND IMAGE)



GARDEN AND GROUNDS (THIRD IMAGE)



GARDEN AND GROUNDS (FOURTH IMAGE)



GARDEN AND GROUNDS (FIFTH IMAGE)



GARDEN AND GROUNDS (SIXTH IMAGE)



POND

A pond and an attractive water feature adds to the overall appeal creating a peaceful and relaxing environment whilst a wild flower meadow enhances the natural setting and encourages Wildlife. The grounds offer a number of seating areas to enjoy the surroundings together with ample space for recreation all set against the backdrop of the fine views of the Teifi Valley.

WATER FEATURE



VEGETABLE GROWING GARDEN

A well attended vegetable garden area complete with raised beds and a useful POTTING SHED provides ideal space for those keen on home growing.



POTENTIAL BUILDING PLOT

On the entrance to the property lies a wild flower meadow area which we understand previously had Outline Planning now lapsed but could offer great potential (subject to consent).



PARKING AND DRIVEWAY

The property enjoys a gated gravelled driveway leading down through the garden and onto the rear of the property and garage. Providing ample parking and turning space.



REAR OF PROPERTY



POSITION



AERIAL VIEW



AGENT'S COMMENTS

A beautifully positioned country bungalow offering spacious 4 bedroomed accommodation, approximately 1 acre of delightful gardens and fantastic views across the Teifi Valley. A private and peaceful setting with plenty of outdoor space yet conveniently accessible. A wonderful lifestyle property deserving early viewing.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'G'.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

MONEY LAUNDERING REGULATIONS

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).
A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider, Dyfed Alarm System.

BETA Land Registry

MapSearch Snapshot

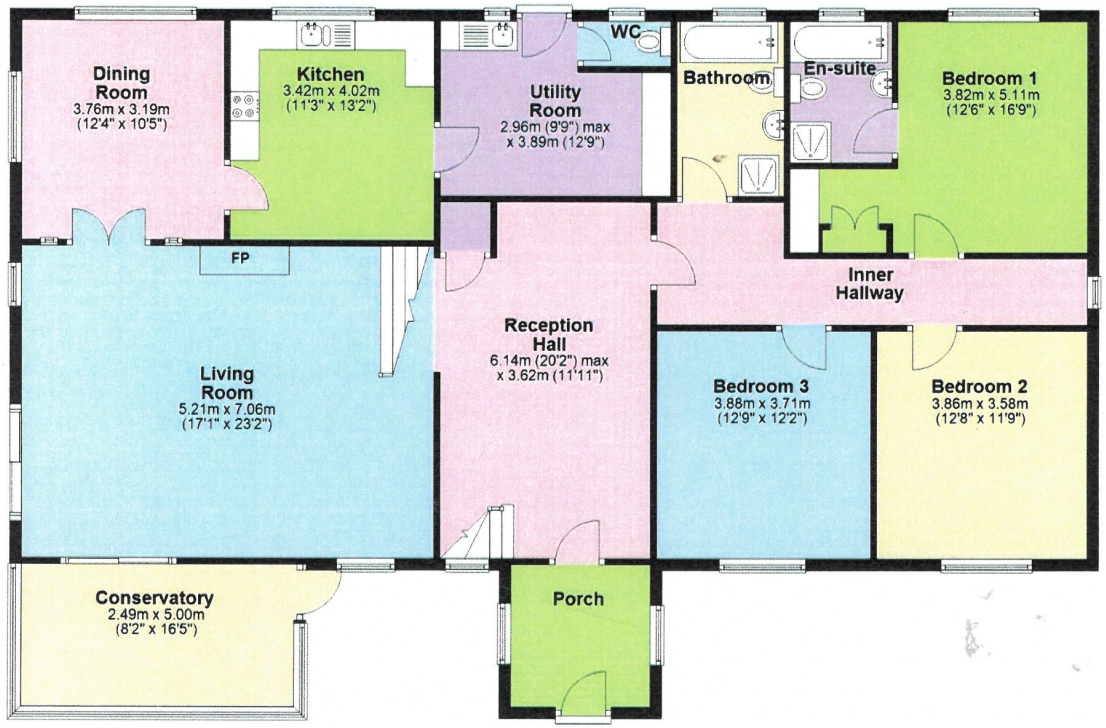


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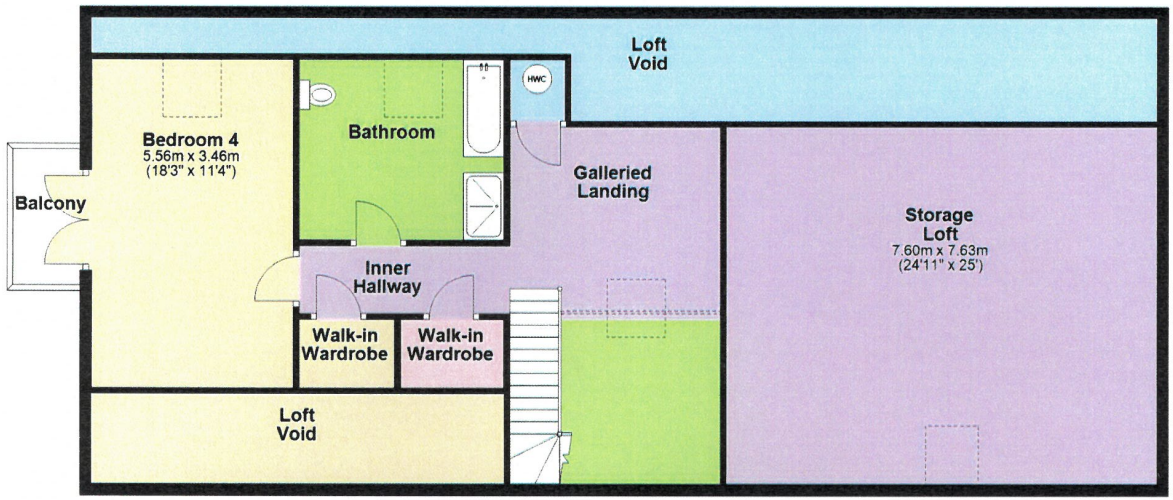
Map scale 1:1250

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Data last updated 10:00pm 24 APRIL, 2026

Ground Floor



First Floor



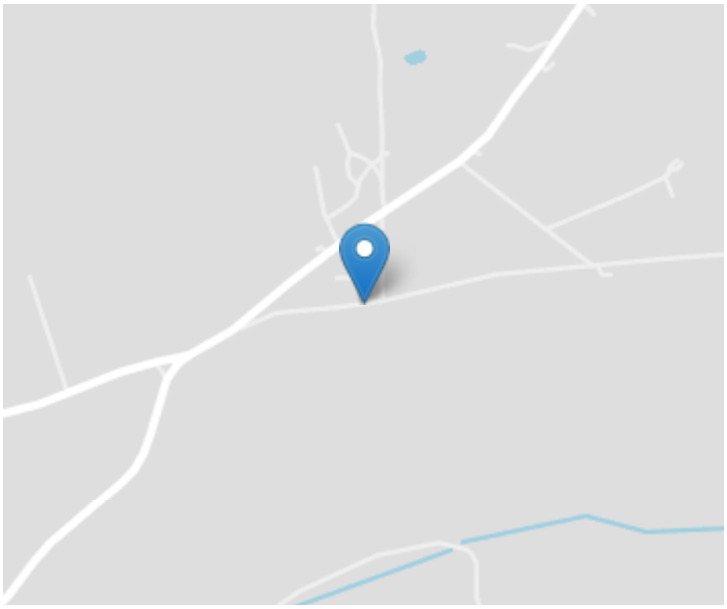
Total area: approx. 332.7 sq. metres (3580.6 sq. feet)

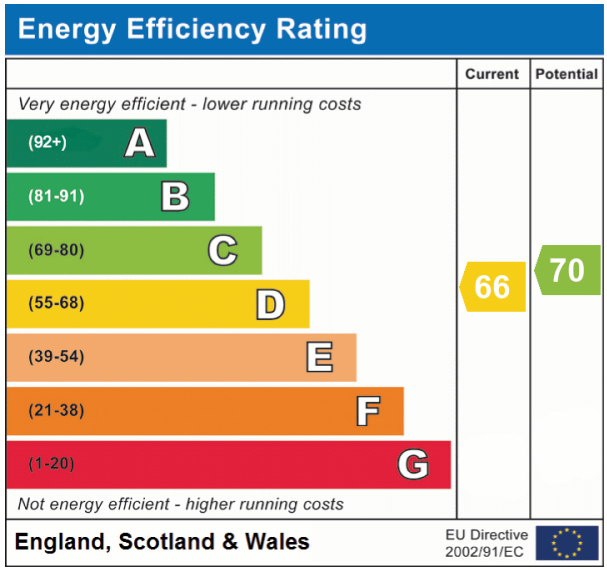
The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here. measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Council Tax: Band G
N/A
Parking Types: Driveway. Garage. Private.
Heating Sources: Double Glazing. Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Private Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: D (66)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

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Directions

From Lampeter proceed South West on the A485 Carmarthen road. Continue straight on through the Village of Llanybydder. Continue to the Village of Llanllwni. Carry straight on through the Village, passing the former Filling Station on your left hand side and then the Talardd Arms Public House, also on your left hand side. Continue up towards T.L. Thomas Building Merchants. On the junction take the left hand turning. Continue up the small lane and the gated entrance to White Moss will be located on your left hand side after passing a property called "Oak Tree Lodge", as identified by the Agents 'For Sale' board

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

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