

A most charming and characterful 4 Bed detached cottage set in approximately an acre of garden and grounds. Located in the popular semi rural village of Pentrecwrt Near Llandysul.



Glandwr, Pentrecwrt, Llandysul, Carmarthenshire. SA44 5DA.

£395,000

Ref R/4258/ID

****A delightful 4 bed detached cottage**Full of charm and character**Set in wonderfully presented garden and grounds**Further woodland area**Extends to approximately an acre**Comfortable living accommodation**Ample private parking**Located in the popular semi rural village of Pentrecwrt**Only a 10 minute drive from Llandysul town centre**Lovely rural aspect**A REAL COUNTRY GEM DESERVING OF AN EARLY VIEWING !****

The property comprises of character front lounge, kitchen, utility room, shower room, dining room, 3 downstairs bedrooms, Side Porch. First floor - landing and bedroom area.

The village of Pentrecwrt lies in the lower reaches of the Teifi Valley adjacent to the A486 Carmarthen road. The property is a 10 minute walk to the village shop and public house, and is some 3 miles from the town of Llandysul with its comprehensive range of schooling and shopping facilities and only some 13 miles from Carmarthen and the link road to the M4 motorway. Some half an hour drive from the Cardigan Bay coastline with its several popular sandy beaches and easy access to the popular towns of Newcastle Emlyn and Cardigan.



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GROUND FLOOR

Character Front Lounge

14' 8" x 22' 8" (4.47m x 6.91m) via wood effect pvc door, 2 double glazed windows to front, fireplace housing a multi fuel stove on a raised slate hearth, exposed stone surround, central heating radiator, exposed beams to ceiling. Stairs leading to first floor. Floor to ceiling window to rear.



Kitchen

8' 3" x 12' 6" (2.51m x 3.81m) bespoke Pine base and wall kitchen units with stainless steel drainer sink, formica working surfaces above, plumbing for automatic washing machine, space for tall fridge freezer, tiled flooring, new world electric oven and grill, stainless steel extractor hood.



Utility Room

6' 1" x 6' 9" (1.85m x 2.06m) with fitted cupboards housing a oil fired Worcester boiler, inset drainer sink, 2 large storage cupboard units, double glazed windows to front and side, tiled flooring.



Dining Room

10' 3" x 9' 5" (3.12m x 2.87m) a light room with 9ft glazed doors and side panels onto a rear patio, central heating radiator.



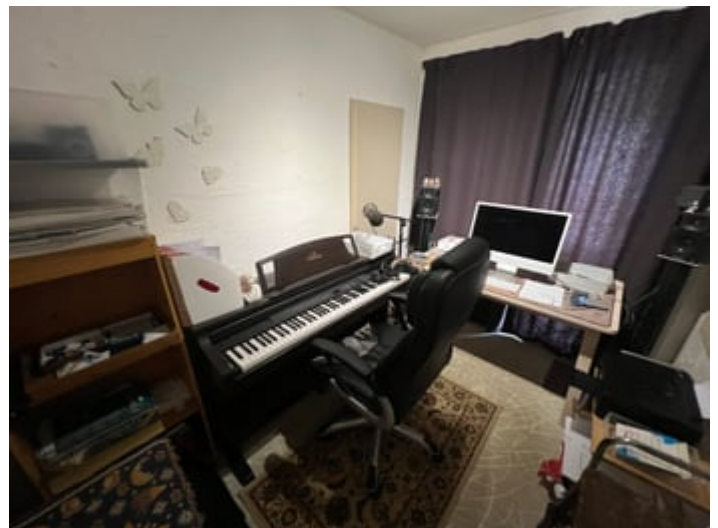
Shower Room

9' 5" x 6' 8" (2.87m x 2.03m) a 3 piece white suite comprising of a panelled bath with Redring electric shower above, pedestal wash hand basin, low level flush w.c. central heating radiator, window to side, part tiled walls.



Bedroom 1/Office/Study

9' 4" x 6' 9" (2.84m x 2.06m) with floor to window double glazed window to rear, central heating radiator. Access hatch to loft.



Double Bedroom 2

11' 1" x 12' 8" (3.38m x 3.86m) with tall double glazed window overlooking rear garden, central heating radiator.



FIRST FLOOR

Landing

8' 3" x 12' 0" (2.51m x 3.66m) with exposed A frame beams, built in storage wardrobe, velux window to rear, central heating radiator.

Bedroom 4

13' 4" x 14' 0" (4.06m x 4.27m) again with exposed A frame beams, velux window, night storage heater (not connected). Door into walk in cupboard unit.



Bedroom 3

10' 3" x 8' 6" (3.12m x 2.59m) with double glazed window to rear overlooking garden, central heating radiator, built in cupboard space.



Side Porch

5' 0" x 11' 3" (1.52m x 3.43m) of dwarf wall construction with hardwood double glazed windows, timber flooring, half glazed upvc door leading to the rear.

EXTERNALLY

To the Front

A large feature of this property is its wonderful gardens and grounds which has been part of the national garden scheme for 20 years.

To the front is a tarmac driveway with private parking for 2 -3 cars. Beyond this is a lovely cottage garden with many mature shrubs, trees, rose bushes and flowers. A lovely patio area laid to slabs/gravel and beyond is access to -





Side and Rear Garden





Which is predominantly laid to lawn with an abundance of trees, shrubs, hedgerows and flower beds making a most delightful garden area which the current vendor has invested significant time and effort in creating this wonderful space.

Beyond is a lovely patio area laid to slabs, decking area over a small stream. Pathways lead to various areas with beautifully presented flower beds and various trees.

Outbuildings

There are also a range of useful timber outbuildings and a rockery with shrubs.

Woodland

Beyond is an area of Broadleaf woodland which we believe extends to some 0.5 Acres mainly and expertly designed to provide various pathways leading to different areas.

Further decking overlooking a lake which is ideal for bird watching and is a haven for wildlife.

Large Log Store and access to the stream.





TENURE

The property is of Freehold Tenure.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

We are advised that the property benefits from mains water, electricity and drainage. Oil fired central heating.

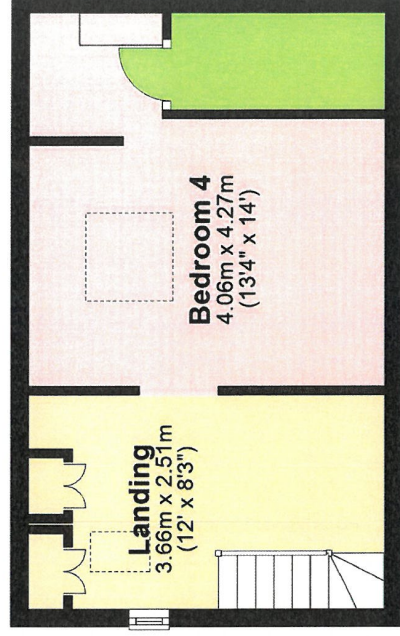
Council Tax Band - E (Carmarthenshire County Council).

Approx. 92.0 sq. metres (989.9 sq. feet)



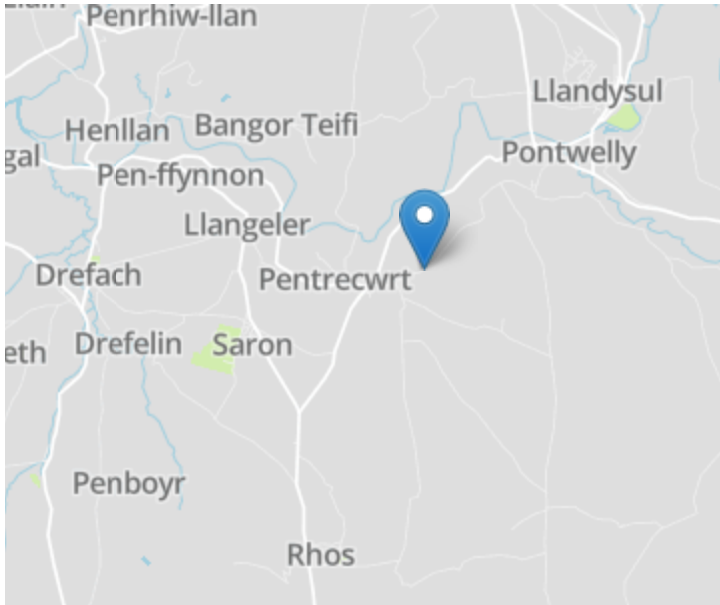
First Floor

Approx. 25.0 sq. metres (269.6 sq. feet)



Total area: approx. 117.0 sq. metres (1259.5 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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.



Directions

Travelling on the main A486 road from Llandysul towards Carmarthen. When you reach the village of Pentrecwrt, continue through the village for approximately 500 yards until you get to a crossroads, take the left hand turning back on yourself on a c class road. Continue along this road for approximately 1/4 of a mile and the property will be seen on the right hand side as identified by the agents for sale board.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

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

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