

*A most charming 3 Bed Character Stone Cottage with new kitchen and bathroom. Cwmhiraeth,
Drefach Velindre - Near Newcastle Emlyn.*



3 Penybont, Cwmhiraeth, Drefach Velindre, Llandysul, Carmarthenshire.

SA44 5XN.

£217,950

Ref R/4076/ID

****A deceptively spacious 3 bed semi detached cottage**A traditional stone cottage with charm and character features throughout**A perfect family home**A quiet roadside location**Off lying spacious garden**Ample private parking**Oil fired central heating and double glazed windows**MUST BE VIEWED TO BE APPRECIATED****

The Accommodation provides - Front Porch, Ent Hall, Sitting Room, Kitchen/Dining Room, 2nd Reception, Utility Room. First floor - 3 Double Bedrooms, 1 Bathroom.

Located on the edge of the village of Drefach Velindre which offers an excellent range of local amenities and lies less than 3 miles off the main A484 which leads from the Market town of Newcastle Emlyn with its larger range of amenities. Also being an easy drive of the towns of Llandysul, Lampeter, Cardigan and Carmarthen. The Cardigan Bay coast is within half an hours drive.



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GROUND FLOOR

Front Porch

5' 3" x 3' 0" (1.60m x 0.91m) via half glazed uvpc door, slate flooring.

Entrance Hall



15' 6" x 5' 0" (4.72m x 1.52m) via hardwood door, slate tiled flooring, stairs to first floor, understairs storage cupboard.

Sitting Room



10' 0" x 15' 0" (3.05m x 4.57m) with open fireplace housing a wood burning stove on a slate hearth, double glazed window to front, engineered Oak flooring, exposed beams to ceiling, wall light, TV point.



Kitchen/Breakfast Room



12' 0" x 14' 6" (3.66m x 4.42m) with a recently installed kitchen with a gloss grey base and wall cupboard units with formica working surfaces above, Bosch electric oven, 4 ring ceramic hob, extractor hood, space for fridge freezer, oil fired rayburn for central heating and domestic hot water, exposed stone walls, double glazed window to front, exposed beams to ceiling, alcove cupboard, slate tiled flooring. Doorway into



2nd Reception Room/Dining Room



8' 7" x 11' 6" (2.62m x 3.51m) with glazed double doors to side, engineered oak flooring, spot lights to ceiling, exposed stone walls.

Utility Room



8' 3" x 13' 8" (2.51m x 4.17m) with Belfast sink, space for automatic washing machine.

FIRST FLOOR

Split Landing



20' 5" x 5' 2" (6.22m x 1.57m) with double glazed window to front, access hatch to loft.

Modern Bathroom



8' 0" x 30' 5" (2.44m x 9.27m) a modern 4 piece suite comprising of panelled bath with mixer tap, walk in shower unit with mains power shower above, pedestal wash hand basin, dual flush w.c. tiled walls, tiled flooring extractor fan,



double glazed window to rear.

Rear Bedroom 3



12' 5" x 8' 2" (3.78m x 2.49m) with dual aspect window to rear and side. Exposed stone walls, spot lights to ceiling.

Front Bedroom 2



10' 0" x 14' 2" (3.05m x 4.32m) with double glazed window to front.



Front Master Bedroom 1



12' 2" x 14' 7" (3.71m x 4.45m) with double glazed unit to front, exposed timber flooring, exposed stone walls, central heating radiator, built in cupboard housing hot water tank with immersion heater.

EXTERNALLY

To the front and side



Concrete driveway with parking for 2-3 cars. Front patio area laid to slabs. Side patio area again laid to slabs and stone wall to boundary.



Off Lying Garden



A shared access leading to a spacious lawned garden with mature apple tree, mature hedgerows to boundary, useful Cedarwood Garden Shed. Path down to stream. Flower beds.

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



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.

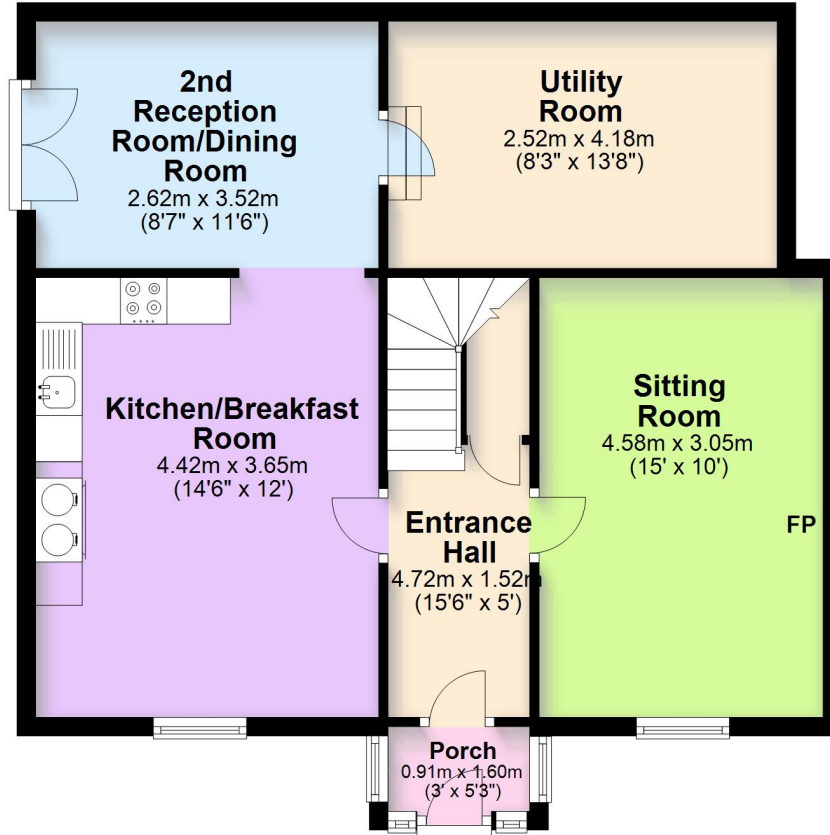
Services

The property benefits from Mains Water and Electricity.
Private Drainage to septic tank. Oil Fired Central Heating.
Fibre Optic Broadband.

Council Tax Band C.

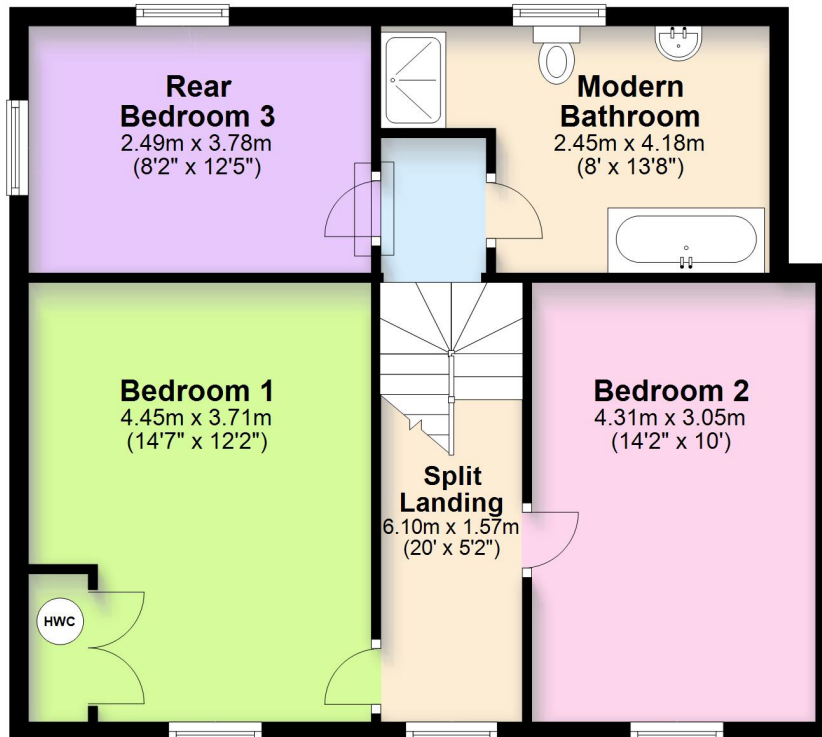
Ground Floor

Approx. 65.6 sq. metres (706.5 sq. feet)



First Floor

Approx. 62.4 sq. metres (672.1 sq. feet)



Total area: approx. 128.1 sq. metres (1378.6 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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.


3 Penybont, Cwmhiraeth, Drefach Velindre, Llandysul



Directions

On the main A484 road east from Newcastle Emlyn towards Carmarthen, proceed through the village of Pentrecagal, passing a petrol station on the left hand side and take the next right hand side exit onto Waungilwen and Drefach, Velindre. Proceed for a further mile or so through the village of Waungilwen until you reach until you reach Drefach, Velindre with a church on the right hand side. Take the right hand junction just before the church, follow this road for approximately a mile before dropping into the hamlet of Cwmhiraeth. The property can be found 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		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	43	
(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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