

*A delightful well positioned Village smallholding of approximately 1.4 acres. Near
Llandysul/Newcastle Emlyn, West Wales*



Bramble Cottage, Velindre, Llandysul, Carmarthenshire. SA44 5YG.

£295,000

A/5251/LD

- *** No Onward Chain - Priced to sell *** Delightful centre of Village positioned smallholding *** Well presented 1 bedroomed detached bungalow with external den/studio offering second bedroom *** Large conservatory
- *** Highly sought after *** Set in approximately 1.4 acres *** Large fenced paddock and having good access thereto
- *** Well kept and well designed cottage style gardens with lawned areas, raised beds and beautiful Cherry Blossom tree *** Gravelled and gated parking area *** A great opportunity for Equestrian use *** Extended garden - Possible kitchen/garden with great potential
- *** Only 5 minute drive from the popular Towns of Newcastle Emlyn and Llandysul



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GENERAL

A delightful village smallholding of approximately 1.4 acres. The property itself is well presented and offers 1 bedroomed accommodation with ample living accommodation with a welcome addition of an 'L' shaped conservatory.

To the side of the property lies the former detached garage, now offering itself as a studio or workshop, and of course, overflow accommodation (second bedroom).

The gardens are well kept and well designed by the current owners, being laid mostly to lawn with various patio areas, with raised beds and beautiful Chery Blossom tree. It is private and not overlooked.

LOCATION

Located in the rural Village of Waungilwen, being on the fringes of the larger Market Town of Newcastle Emlyn. The Village offers a nearby Primary School, Village Shop and Post Office, Fish and Chip Shop, Barber Shop Wholefood Shop and Places of Worship. Good recreational facilities.

Newcastle Emlyn offer a greater level of a traditional High Street offerings with many Supermarkets, Secondary School, Cafes, Bars and Restaurant. The County Town of Carmarthen is convenient for the link to the M4 motorway, being within a 30 minute drive, and the Cardigan Bay Coastline with Blue Flag beaches also within 30 minutes' drive.

The paddock is located to the rear of the property having good gated access points. It offers the potential for animal keeping or an extended garden or possible vegetable/growing garden area. In all enjoying breath taking views to the rear over the Teifi Valley and also in close proximity to the popular market towns of the Teifi Valley being Newcastle Emlyn and Llandysul.

THE ACCOMMODATION

The property in particular now offers the following accommodation.

Reception Hall

Having access via UPVC front entrance door. Radiator.

Bathroom



11' 5" x 5' 6" (3.48m x 1.68m) in contemporary style 4 piece suite with panelled bath with mixer tap, corner shower cubicle with double headed shower, low level flush w.c., double vanity unit with wash handbasin. Radiator, spotlights and extractor fan.

Bedroom



12' 7" x 11' 5" (3.84m x 3.48m) with glazed French door opening onto the rear garden area. Built in wardrobes. Radiator. Access to loft space.

Living Room



16' 9" x 9' 8" (5.11m x 2.95m) with patio doors opening onto rear garden area. Radiator. Telephone and TV point. Inset electric fire.

Living Room (Second Image)



Kitchen



12' 7" x 7' 9" (3.84m x 2.36m) with modern gloss fitted kitchen with range of wall and floor units and with worksurfaces over. Stainless sink and drainer unit. Space for electric cooker with extractor fan over. Space for under counter fridge. Radiator. Tiled flooring.

'L' Shaped Conservatory



9' 6" x 15' 4" (2.90m x 4.67m) of UPVC construction with separate front entrance door. Great views over the front garden. Tiled flooring. Radiator.

Conservatory (Second Image)



Utility Room



9' 7" x 8' 1" (2.92m x 2.46m) with fitted range of wall and floor units with worksurfaces over, stainless steel sink and drainer unit. Plumbing and space for automatic washing machine. 'Worcester' oil fired central heating boiler. UPVC rear entrance door.

EXTERNALLY

Detached Former Garage/Studio/The Den



18' 0" x 9' 0" (5.49m x 2.74m). Offering overflow accommodation with side service door, double aspect windows, spotlighting and electricity connected, fitted cupboards.

Garden Shed



12' 0" x 8' 0" (3.66m x 2.44m)

Wood Store

Garden



A private garden area being well kept and well designed by the current owner and being laid mostly to level lawn with nicely planted flower borders, large patio and Cherry Blossom tree centrally located within the front garden.

Garden looking out to Paddock



Paddock



To the rear of the property lies a paddock extending to approx.1.4 acres being fenced and having good access point and idea for animal keeping or to extend the garden for vegetable growing etc.

Paddock (Second Image)



Paddock (Third Image)



Parking and Driveway

Gated and gravelled driveway to the front and side of the property with good access onto the paddock.

Views

Fine views to the rear over the Teifi Valley.

Front of Property



Rear of Property



Agents' Comments

A delightful proposition to purchase a property with paddock to the rear.

Money Laundering Regulations

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.


Tenure and Possession

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

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band to be confirmed.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 75.7 sq. metres (814.8 sq. feet)



Total area: approx. 75.7 sq. metres (814.8 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

From Newcastle Emlyn, take the Carmarthen road, passing CK Supermarket, head out passing through the village of Pentrecagal. Further ahead there is a sharp bend with a right hand turning signposted to Drefach Velindre. Follow this road which takes you into Waungilwen, drive through the village, and the in the centre of the village the property will be located on your left hand side as identified by name sign and 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

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For further information or to arrange a viewing on this beautiful property, contact us:

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