

Regulated by:



**RICS**



Since 1989

*Individual substantial country property with enchanting grounds. Near Newcastle Emlyn, West Wales*



**Valingdon, Cwmpengraig, Velindre, Llandysul, Carmarthenshire. SA44 5HT.**

**REF: R/2719/LD**

**£360,000**

\*\*\* No onward chain \*\*\* Individually designed, unique character and substantial proportions \*\*\* Family home with generous living accommodation \*\*\* 3/4 double bedrooms, 3 bathrooms and a fantastic large kitchen \*\*\* Split level - Built into the surrounding Valley

\*\*\* Nestled within the picturesque wooded Valley \*\*\* Mature woodland garden with terraced lawned garden areas \*\*\* Bordered by a shallow stream surrounded by mature trees and shrubbery \*\*\* Utterly private yet within the centre of a rural Hamlet \*\*\* Integral garage and greenhouse \*\*\* Ample parking with a gated entrance

\*\*\* 1 mile from the local and popular Village of Velindre with everyday amenities \*\*\* Short drive to Newcastle Emlyn and Llandysul - 20 minute drive to Carmarthen \*\*\* Take in the country life but also enjoy the convenience of semi rural living

## LOCATION

An attractive positioned country property in a pretty Hamlet setting within the popular Community of Cwmpengraig, being a Hamlet within the Teifi Valley, nestling in a sheltered woodland setting. The property is approximately 1 mile distant from the Village of Velindre providing a Primary School, Shops, Post Office and Public Houses, some 4 miles distant from the popular Teifi Valley Market Town of Newcastle Emlyn and some 13 miles North from the County Town and Administrative Centre of Carmarthen with National M4 Motorway and Rail Network connections.

## GENERAL DESCRIPTION

An unique opportunity awaits. A substantial and deceptive 3/4 bedroomed property offering fantastic Family living accommodation with 3 double bedrooms and 3 bathrooms. The property sits on an extensive plot, being terraced and bordering a shallow stream, in all being mature, sheltered and not overlooked. The property in particular currently consists of the following:-

## GROUND FLOOR

### KITCHEN/DINER



23' 0" x 21' 0" (7.01m x 6.40m). A fantastic fitted farmhouse Shaker style kitchen with wall and floor units with work surfaces over, stainless steel sink and drainer unit, eye level double oven, 5 ring LPG hob, fitted dishwasher, space for a free standing fridge.

### KITCHEN (SECOND ANGLE)



### DINING AREA



Within the Dining Area lies a bay window enjoying views over the garden with French doors to the side and a stable door to the front, T.V. point.

### DINING AREA (SECOND ANGLE)



## LIVING ROOM

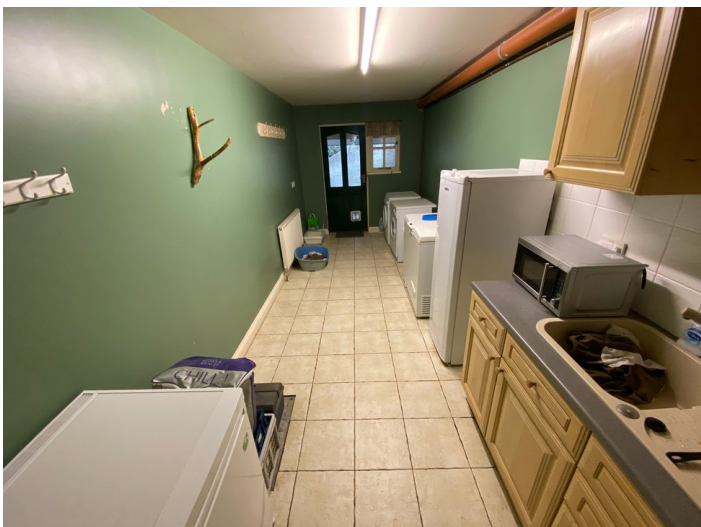


20' 6" x 15' 0" (6.25m x 4.57m). With an oil fired wood burner effect fire, radiator, bay window enjoying views over the front garden, two side windows, two radiators, T.V. point, pine flooring.

## LIVING ROOM (SECOND ANGLE)



## UTILITY ROOM



20' 7" x 7' 5" (6.27m x 2.26m). With fitted wall and floor units with work surfaces over, single sink and drainer unit, tiled flooring, radiator, side entrance door.

## REAR HALLWAY

With staircase to the first floor accommodation, radiator.

## GROUND FLOOR W.C.



With low level flush w.c., pedestal wash hand basin, extractor fan, pine flooring.

## STUDY



11' 11" x 10' 5" (3.63m x 3.17m). With pine flooring, radiator.

## T.V. ROOM/POTENTIAL GROUND FLOOR BEDROOM 4



11' 6" x 10' 5" (3.51m x 3.17m). With pine flooring, radiator, TV. point.

## FIRST FLOOR

### GALLERIED LANDING AREA



With the main entrance door to the property from street level, linen cupboard.

## FAMILY BATHROOM



16' 8" x 8' 4" (5.08m x 2.54m). With panelled bath, low level flush w.c., pedestal wash hand basin with shaver light and point, radiator, airing cupboard with hot water cylinder and immersion, extractor fan, pine flooring.

## BEDROOM 3



15' 6" x 11' 4" (4.72m x 3.45m). With built-in cupboards, radiator, access to the 'Jack and Jill' Bathroom

**BEDROOM 2**

15' 8" x 11' 4" (4.78m x 3.45m). With built-in wardrobes and fitted cupboard with book shelves over, radiator, access to the 'Jack and Jill' Bathroom.

**'JACK AND JILL' BATHROOM**

With shower cubicle, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.

**PRINCIPAL BEDROOM 1**

24' 0" x 14' 0" (7.32m x 4.27m). A large principal suite with its own cast iron feature fireplace, two windows enjoying views over the wooded Valley, two radiators, French doors opening onto a Juliet balcony.

**EN-SUITE TO PRINCIPAL BEDROOM 1**

With panelled bath, low level flush w.c., pedestal wash hand basin, enclosed shower cubicle, radiator, extractor fan.

## INTEGRAL GARAGE



24' 0" x 10' 0" (7.32m x 3.05m). With an up and over door, solar panel control system, Worcester oil fired central heating boiler that runs all domestic systems.

N.B. The Garage has direct access via the upper level parking area.

## EXTERNALLY

### GARDEN



A terraced landscaped mature woodland garden with an enchanting walkway leading down from the driveway and also having direct access from the Kitchen/Diner.

Here lies the true beauty of the property, being totally private and not overlooked, and being nestled within this beautiful wooded Valley. The garden boasts a range of mature trees, shrubbery and flower borders whilst being bordered by a shallow stream. Truly picturesque and catches the imagination of country living.

## GARDEN (SECOND ANGLE)



## GARDEN (THIRD ANGLE)



## LEAN-TO GREENHOUSE

10' 0" x 8' 0" (3.05m x 2.44m).

## BORDERING A STREAM



## SPECIAL NOTE

There are signs of Japanese Knotweed on the land, and an eradication programme has been put in place. Further details available from the sole Agents.

## PARKING AND DRIVEWAY



A gated part tarmacadamed and part hard standing driveway leading to a large parking area with direct access onto the Integral Garage.

## FRONT OF PROPERTY



## AGENT'S COMMENTS

Deceptive and substantial individually designed property.

## 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 - 'F'.

## Services

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

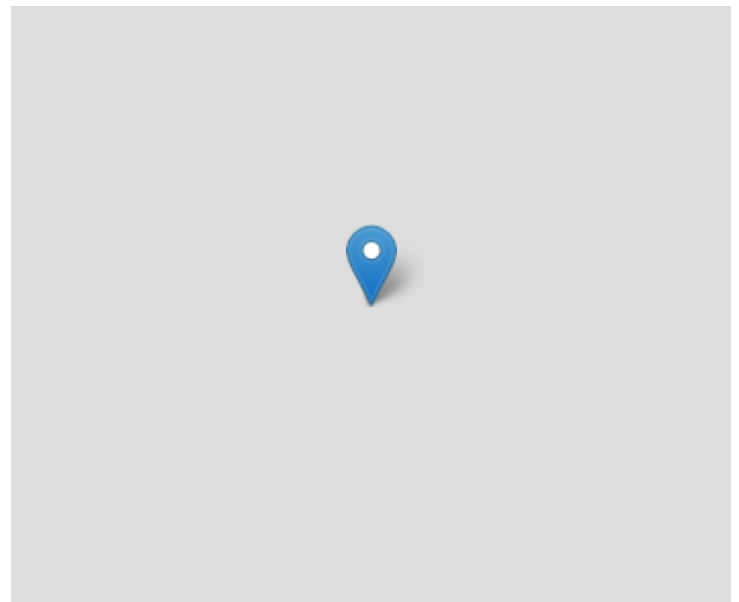
## Directions

From Newcastle Emlyn take the A484 roadway to Pentrecagal. Turn right signposted Drefach Velindre. Continue through Waungilwen and subsequently Velindre. Proceed up the Valley to Cwmpengraig. On entering the Hamlet of Cwmpengraig the property will be located on your right hand side, 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](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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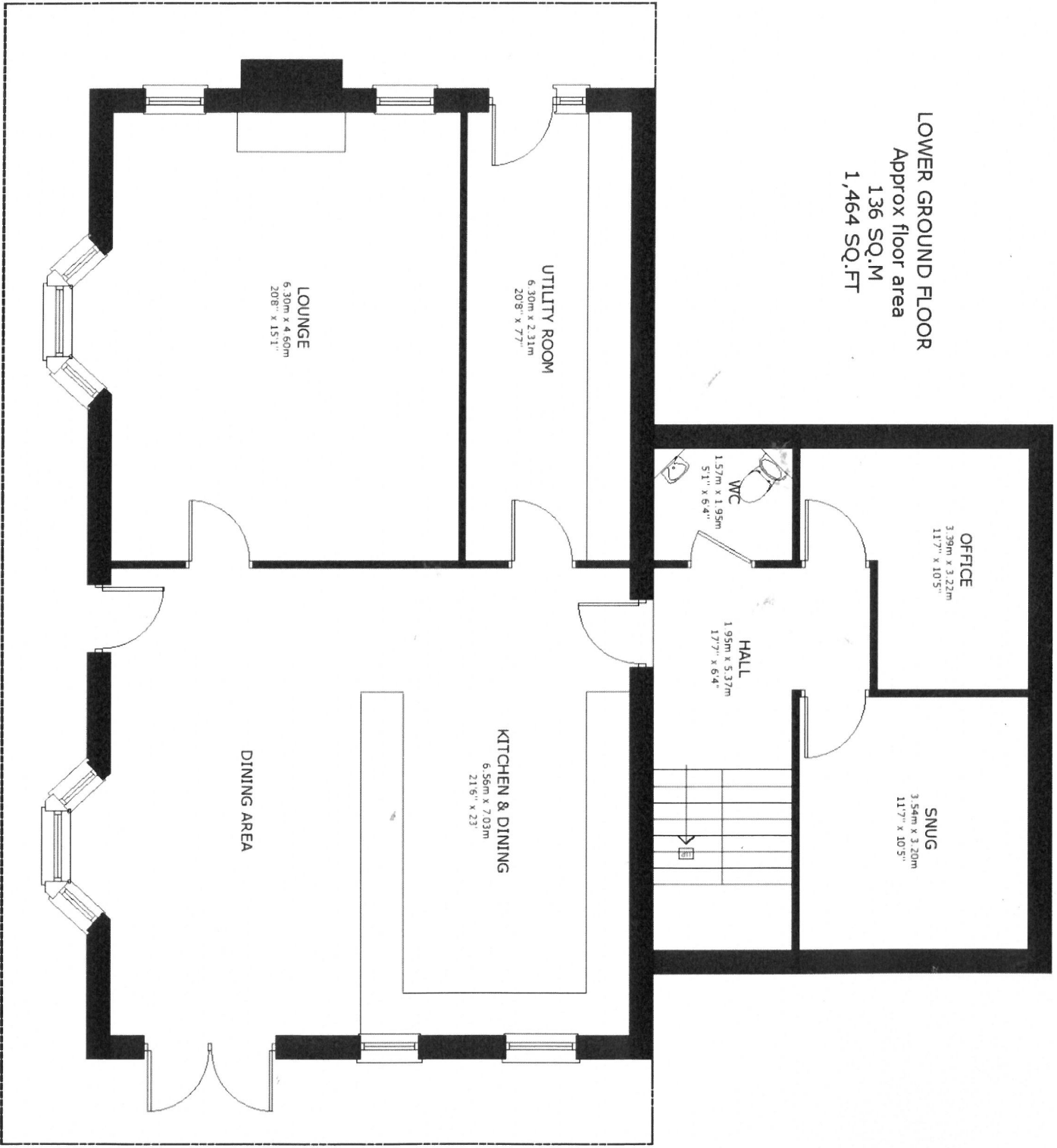


# Energy Efficiency Rating

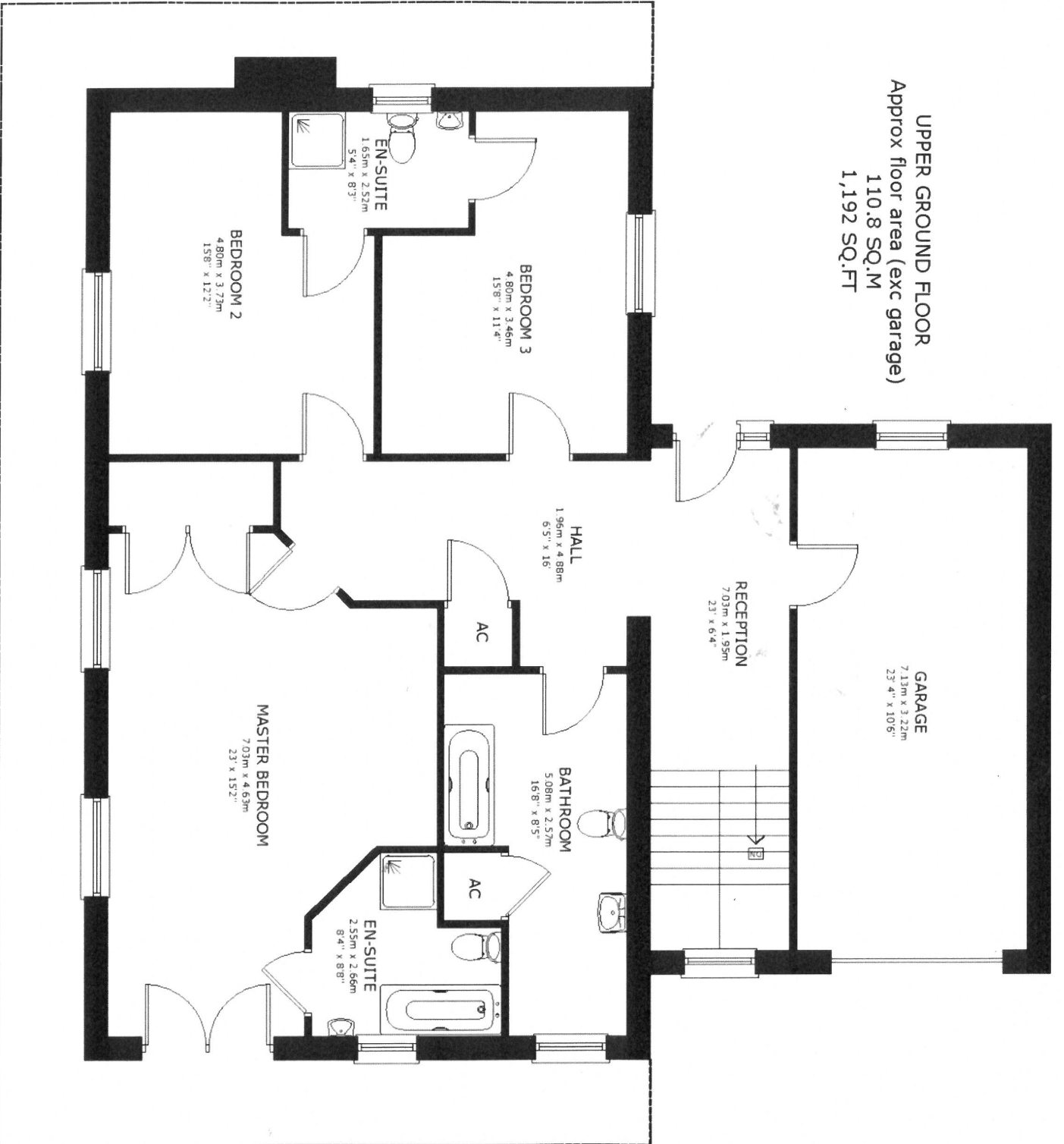
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**LOWER GROUND FLOOR**  
Approx floor area  
136 SQ.M  
1,464 SQ.FT



UPPER GROUND FLOOR  
Approx floor area (exc garage)  
110.8 SQ.M  
1,192 SQ.FT





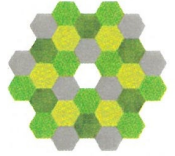
0 5 10 15 20 25 30 35 40 50m

Map scale 1:1250

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HM Land Registry  
Official copy of  
title plan

Title number **CYM12665**  
Ordnance Survey map reference **SN3537SW**  
Scale **1:2500 reduced from 1:1250**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



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