

Picturesque rural setting. A delightful 2 bedroomed detached bungalow set in an extensive plot with various outhouses, garage and ample parking. Near Llandeilo/Brechfa Forest West Wales



Erwain, Mountain Road, Rhydcymerau, Llandeilo, Carmarthenshire. SA19 7PU.

£315,000

REF: R/4798/LD

*** Idyllic rural setting *** The perfect country escape *** A well appointed and recently re-decorated 2 bedroomed, 2 bathroomed detached bungalow *** Oil fired central heating, UPVC double glazing and good Broadband connectivity *** Picturesque position - Doorstep to the Brechfa Forest and Llanllwni Mountains

*** Village plot with extensive garden - Recently landscaped with large lawned areas to the front and rear *** Garage *** Machinery store *** Summerhouse and greenhouse *** Stream boundary *** Clover laid garden *** Various mature shrubs and trees *** Ornamental Fish pond *** Vegetable growing area *** Private and not overlooked *** Dual tarmacadamed driveway with caravan shelter



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LOCATION

Well positioned within the quiet rural community of Rhydcymerau on the edge of Brechfa Forest, with access to miles of country walks, bridle paths and cycle tracks. In a picturesque locality, only approximately 4 miles distant from the Teifi Valley Market Town of Llanybydder, which provides for most everyday facilities including; Doctors Surgery, School, Public Houses, Convenience Store and Places of Worship. Within easy travelling distance to the larger Towns of Lampeter to the North, and Llandeilo to the South.



LOCATION (SECOND IMAGE)



GENERAL DESCRIPTION

Erwain is a delightfully positioned detached country bungalow that offers spacious 2 bedroomed, 2 bathroomed accommodation with 2 versatile reception rooms. It enjoys a modern kitchen and bathroom suites along with the welcoming conservatory that overlooks the well kept and landscaped gardens.

Externally lies the true beauty with its extensive plot with a lawned area to the front and rear. In particular the rear garden has been transformed to now offer a picturesque backdrop to the property that leads onto a stream boundary. It enjoys various flower and shrub borders along with an ornamental Fish pond and a clover laid garden area that drops into the stream.

Truly picturesque and deserving early viewing.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

SIDE ENTRANCE PORCH

With UPVC entrance door.

LIVING ROOM

17' 5" x 16' 5" (5.31m x 5.00m). With Rear Flame effect gas fire with marble surround and hearth and decorative timber mantelpiece, radiator.



LIVING ROOM (SECOND IMAGE)



KITCHEN

9' 8" x 17' 7" (2.95m x 5.36m). A modern fitted kitchen with gloss finish wall and floor units, stainless steel sink and tiled splashback, space for electric cooker with extractor fan over, space for washing machine, tiled flooring, radiator.



KITCHEN (SECOND IMAGE)



CONSERVATORY

12' 0" x 10' 0" (3.66m x 3.05m). Of UPVC construction, tiled flooring and radiator.



INNER HALLWAY

With large airing cupboard, shelving, access to loft space and radiator.



WALK IN WARDROBE

3' 5" x 9' 8" (1.04m x 2.95m). With fitted shelving.

REAR BEDROOM 1

12' 4" x 12' 6" (3.76m x 3.81m). With view over rear garden, radiator.



FRONT BEDROOM 2

12' 4" x 11' 0" (3.76m x 3.35m). With view over the front garden, radiator.



EN-SUITE TO BEDROOM 1

Comprising of a panelled bath with shower over, low level flush w.c, pedestal wash hand basin radiator. PLEASE NOTE potential to convert the en-suite and walk-in wardrobe into an additional bedroom (subject to consent).



BATHROOM

9' 8" x 7' 5" (2.95m x 2.26m). A modern bathroom comprising of a 5ft shower cubicle, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, tiled flooring, extractor fan.



EXTERNALLY

GARAGE

14' 0" x 18' 0" (4.27m x 5.49m). With up and over door and side service door.



MACHINERY SHED

12' 0" x 10' 0" (3.66m x 3.05m).



SUMMER HOUSE

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



POTTING SHED

With LEAN-TO GREENHOUSE.



ORNAMENTAL FISH POND



REAR GARDEN

Recently being landscaped. A truly idyllic setting and the most particular feature of this property. The property itself sits on a generous plot with extensive front and rear garden being private and not overlooked and bordered to the rear by a stream.

To the rear of the property lies the true beauty with extensive lawned areas dissected by a gravelled pathway that leads down to the stream. The garden also boasts a number of ornamental trees along with raised vegetable beds, pergola, ornamental Fish pond and various seating and outdoor entertaining areas.

A particular feature must be noted of the recently planted Clover laid garden area that seeps down to the stream.

As a whole the property offers glorious grounds for those with gardening in mind or the possibility of self sufficiency.



REAR GARDEN (SECOND IMAGE)



REAR GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



GARDEN (FIFTH IMAGE)



STREAM BOUNDARY



CLOVER GARDEN



FRONT GARDEN

To the front of the garden lies a lawned garden area with mature hedge row with a number of ornamental trees.



FRONT GARDEN (SECOND IMAGE)



PARKING AND DRIVEWAY

A tarmacadamed dual driveway with ample parking and turning space together with a caravan shelter.

FRONT OF PROPERTY



REAR OF PROPERTY



AERIAL VIEW



AGENT'S COMMENTS

A delightful rurally positioned bungalow set in extensive grounds on the edge of the Brechfa Forest/Llanllwni Mountains.

TENURE AND POSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

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

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.

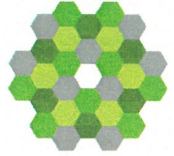
Services

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.

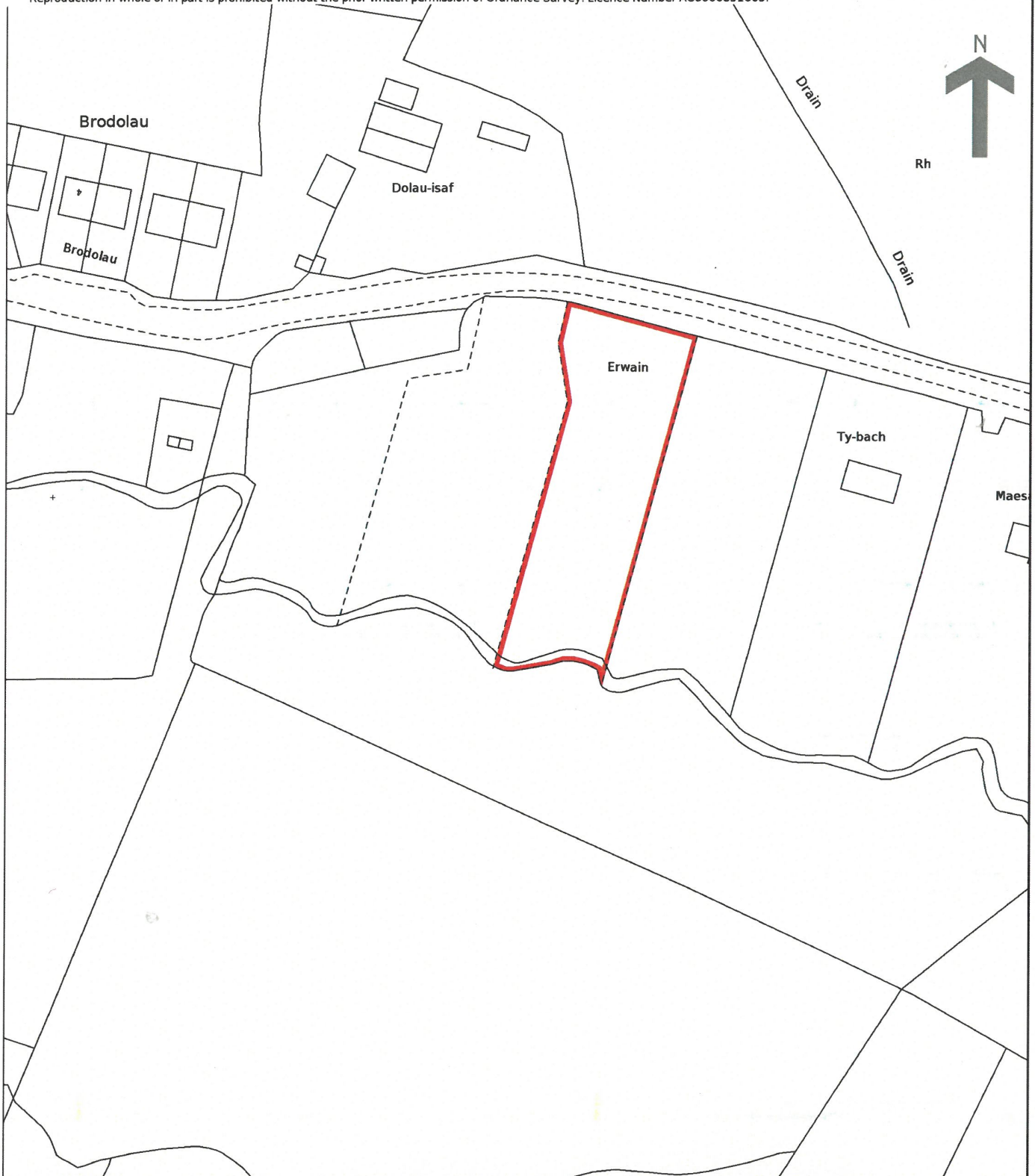
HM Land Registry

Official copy of
title plan

Title number **CYM134429**
Ordnance Survey map reference **SN5738NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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Council Tax: Band E

N/A

Parking Types: None.

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 (56)

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



Directions


From Lampeter take the A485 to Llanybydder. At Llanybydder square turn left opposite the Premier Shop onto the B4337 Llansawel road. Continue to the village of Rhydcymerau. On entering the centre of the village, turn right at the junction and Erwain will be on your left hand side a few properties down.

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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