

Unique lifestyle opportunity ! 25 pitch caravan site set in 7 acres of land. 4 Bed Detached Residence. Rural village of Capel Iwan Near Newcastle Emlyn - West Wales.



Ty Cefn and Moelfryn Caravan Park Pantybwloch, Newcastle Emlyn, Carmarthenshire. SA38 9JE.

£795,000

Ref C/2310/ID

****Unique opportunity ! **Beautifully 25 pitch caravan site**Set in 7 Acres of grounds**Detached 4 bed residence with high quality fixtures and fittings**Breathtaking views over open countryside**Modern toilet/shower block**Large 32'x 32' Stable Block****

The Residence provides - Kitchen/Dining Room, Lounge, Sun Room, Sitting Room, Downstairs Double Bedroom with En Suite. First Floor 3 Double Bedrooms, 1 En Suite and Sun Room with balcony Shower Room.

Situated on the outskirts of Capel Iwan being an attractive and popular rural village, in close proximity to the Market town of Newcastle Emlyn which is some 5 minutes from the property Newcastle Emlyn offers a range of facilities including local and national retailers, cafes, bars, restaurants, places of worship, primary and secondary schools. Also provides excellent public transport. The Cardigan Bay coastline is some 20 minutes drive to the West and the strategic town of Carmarthen is a 30 minutes drive to the south offering a wider range of facilities including national rail network and access to the M4.



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GENERAL

A beautifully presented tourist lifestyle opportunity, developed to what it is today by the considerable hard work of the previous owners.

The property boasts a fully renovated spacious 4 bed detached residence known as Ty-Cefn, having been subject to an extensive renovation programme in 2007 and now offers comfortable modern living accommodation perfect for families etc.

Moelfryn caravan site consists of 25 pitches, 14 of those being super pitches with 8 electric hook up points.

The toilet/shower block was also renovated in recent years and now offers a modern comfortable facility.

TY-CEFN RESIDENCE

GROUND FLOOR

Kitchen/Dining Room

15' 4" x 23' 8" (4.67m x 7.21m) with range of modern base and wall cupboard units with Granite effect formica working surfaces above, 1½ stainless steel drainer sink, DeLonghi double range oven with 6 ring gas hob above, American style fridge freezer, integrated dishwasher and microwave, Sandstone effect tiled flooring, under floor heating, double glazed window to front also patio door to front, upvc stable door to rear garden, spot lights to ceiling, central heating radiator.





Lounge / Sun Room

15' 5" x 15' 5" (4.70m x 4.70m) with 8' floor to ceiling window to both sides and 7'8" patio doors with glazed side panels to rear, Sandstone effect flooring, under floor heating, spot lights to ceiling, wall lights.



Sitting Room



14' 6" x 16' 8" (4.42m x 5.08m) a 'cosy' room with open plan fireplace housing an original open fire with tiled hearth, exposed stone chimney breast, double glazed window to rear, patio doors to rear garden with views over open countryside, central heating radiator, stairs leading to first floor.

Double Bedroom 1



9' 7" x 12' 9" (2.92m x 3.89m) with dual aspect window to front and side, central heating radiator. Door into -

En Suite

5' 9" x 6' 4" (1.75m x 1.93m) with a modern 3 piece suite comprising of a walk in shower with mains shower above, dual flush w.c. pedestal wash hand basin, tiled flooring, stainless steel heated towel rail, extractor fan, frosted window.



Rear Passageway/Utility

5' 8" x 13' 3" (1.73m x 4.04m) via glazed upvc door, plumbing for automatic washing machine.

FIRST FLOOR

Landing

5' 0" x 20' 5" (1.52m x 6.22m) with central heating radiator, double glazed window to rear and side. Door into airing cupboard housing hot water tank.

Master Bedroom/Upstairs Lounge





14' 0" x 23' 7" (4.27m x 7.19m) a spacious room on split level with patio doors opening out to a wonderful balcony of galvanised steel making the most of the breathtaking panoramic countryside views, double glazed window to rear, central heating radiator, wall lights. Door into -

Sun Room



15' 4" x 7' 2" (4.67m x 2.18m) with bifold construction with upvc double glazed units surround with Blue self cleaning glass roof, under floor heating, panoramic views over open countryside, apex window, patio doors leading out to -

Balcony



15' 5" x 7' 2" (4.70m x 2.18m) with glass balustrades, tiled flooring, again with lovely country views.

En Suite

9' 3" x 5' 2" (2.82m x 1.57m) From the master bedroom. Having a modern white suite comprising of a walk in shower unit with mains shower above with jets, corner w.c. vanity unit with inset wash hand basin, velux window, half tiled walls, tiled flooring, under floor heating, stainless steel heated towel rail, spot lights to ceiling. .



Double Bedroom 2

10' 9" x 14' 2" (3.28m x 4.32m) with dual aspect windows to side and rear, central heating radiator, exposed stone wall, wall panel heaters.



Double Bedroom 3

9' 7" x 13' 1" (2.92m x 3.99m) with dual aspect window to side and rear, central heating radiator, wall panell heater.

Main Bathroom



5' 8" x 8' 2" (1.73m x 2.49m) a 3 piece suite comprising of a corner shower unit with mains shower above, pedestal wash hand basin, corner w.c. frosted window to side, central heating radiator, part tiled walls, extractor fan.

EXTERNALLY

The Grounds.

The property sits in approximately 7 Acres of ground which is divided as gardens and grounds, post and rail graveled driveway with ample parking for several cars.

Front lawned area with many mature hedgerows, flowers and shrubs.

Feature pond with decking leading to SUMMER HOUSE of timber construction with uvpc doors and windows, electricity and water connected.





Former Office Block

20' 0" x 10' 0" (6.10m x 3.05m) in two sections of timber frame construction with electricity connected, new upvc double doors.

Toilet Block

With under floor heating.



Washing up Station

10' 5" x 5' 8" (3.17m x 1.73m) with 2 stainless steel sinks.



Lauderette

11' 9" x 5' 4" (3.58m x 1.63m) with tiled floors, double glazed window to side, 1 x washing machine and 1 x dryer.



Main Block Communal Area

28' 2" x 5' 6" (8.59m x 1.68m) via double glazed double doors, tiled flooring, access into -

Boiler Room

Housing the Valliant gas boiler and hot water tank, powered by the Solar Panels.

Female Shower Block / Toilet Block



16' 6" x 13' 8" (5.03m x 4.17m) with 3 shower cubicles, 1 disabled accessible. 3 w.c.'s pvc lined walls, tiled flooring, 3 wash hand basins, electric hand dryers and electric hair dryers.



Male Shower Block /Toilet Block



a STABLE BLOCK 32' x 32' of breeze blocks construction with 4 loose box tack room. Hay Store.

Water connected to all Stables.



16' 6" x 13' 7" (5.03m x 4.14m) a modern block with pvc lined walls, 3 shower cubicles, 1 disabled, 2 w.c's 2 urinals, 3 wash hand basin, electric hand dryer.

2 Static Caravans

Situated on site. (please note only 1 static caravan has potential use, the other is not in a habitable condition).

The Land

Split into 3 pasture paddocks and located on the paddocks is



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.

TENURE

The property is of Freehold Tenure.

Services

The property benefits from Mains Water, Electricity, 2 septic tanks - one for the property and one for the caravan site.

Gas fired central heating. Solar Panels.

Council Tax Band E (Carmarthenshire County Council).



Directions

From Newcastle Emlyn town centre, continue East onto Ebenezer Street and take the B4333 road towards Cynnwyl Elfed. Follow this road passing the dairy works. Continue along this road for approximately a mile until you get to a right hand junction sign posted Capel Iwan. Take the right hand turning, continue along this road for approximately 500 yards and the property will be seen on your right hand side.

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

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