

*An idyllic Village position with a 3 bedroomed semi detached house enjoying breath taking views over the River Cothi. Abergorlech, West Wales*



**Min Yr Afon, Abergorlech, Carmarthen, Carmarthenshire. SA32 7SN.**

**£300,000**

**REF: R/3758/LD**

\*\*\* An idyllic and pretty Village setting \*\*\* Deceptive and well presented 3 bedroomed semi detached house \*\*\* Breath taking views overlooking Abergorlech bridge and River Cothi \*\*\* Rural but not remote

\*\*\* Fantastic outdoor space with the off lying garden to the front opening onto the River \*\*\* A rear secret garden with poly tunnel garden shed and Summerhouse \*\*\* Off street parking for 2 vehicles \*\*\* Former water mill site with fishing rights

\*\*\* Peaceful Village position - Highly sought after \*\*\* Bordering the renowned Brechfa Forest with fine country views over the Cothi Valley - West Wales countryside at its best yet convenient to the M4 Motorway \*\*\* Carmarthen 12 miles and Llandeilo 12 miles \*\*\* A property worthy of early inspection



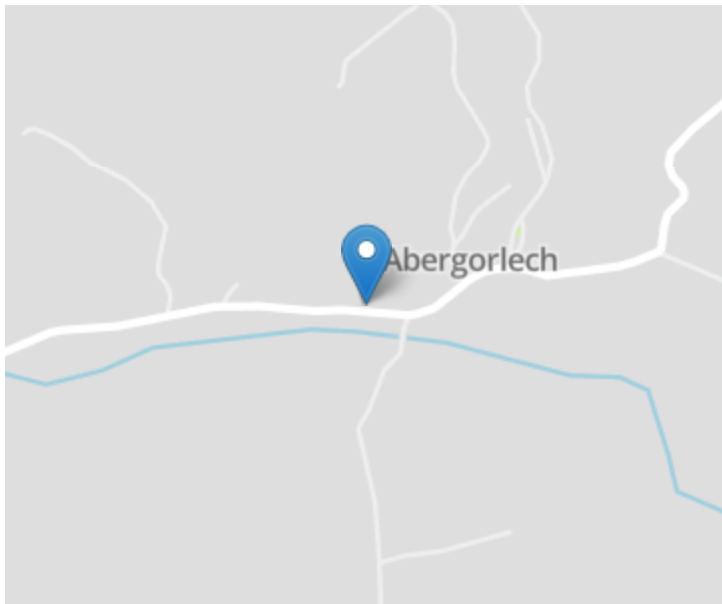
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## LOCATION

The property enjoys a peaceful and central Village location within the popular rural Village of Abergorlech which lies 12 miles from Carmarthen, 2.5 miles from Llansawel and 12 miles from Llandeilo. The Village itself benefits from a renowned Public House, Places of Worship and various forestry and country walks, ideal for those with country pursuits at heart.

## GENERAL DESCRIPTION

A truly one off property that enjoys breath taking and uninterrupted views over Abergorlech bridge and River Cothi. The property itself is a well presented and appointed 3 bedroomed semi detached house with an open plan living area and a newly refurbished kitchen.

Externally lies the true beauty with its secret terraced rear garden and its off lying front garden that lies across the road and runs down into the River Cothi, that garden being the former site of a water mill, now being derelict and now offers fantastic outdoor entertaining space or for Family activities.

In all enjoying a centre of a popular Village position, highly sought after location, at the foothills of the Brechfa Forest. It lies a short drive from the County Town of Carmarthen and the M4 Motorway. The property deserves early viewing and currently offers the following.

## THE ACCOMMODATION

### RECEPTION HALLWAY

Accessed via a solid front entrance door.

## LIVING ROOM



20' 7" x 16' 6" (6.27m x 5.03m). Formerly being two reception rooms but now offering one large Family accommodation, with open fireplace with exposed stone surround housing the Arrow multi fuel stove on a slate hearth, picture rail, two radiators, staircase to the first floor accommodation.

## LIVING ROOM (SECOND IMAGE)



## LIVING ROOM (THIRD IMAGE)





## KITCHEN



12' 2" x 9' 5" (3.71m x 2.87m). With a refurbished Shaker fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric oven, 5 ring gas hob with extractor hood over, plumbing and space for automatic washing machine or dishwasher, under counter and integrated fridge and freezer, UPVC rear entrance door to the rear courtyard, spot lighting.

## FIRST FLOOR

### REAR LANDING

With traditional linen cupboard.

## BATHROOM

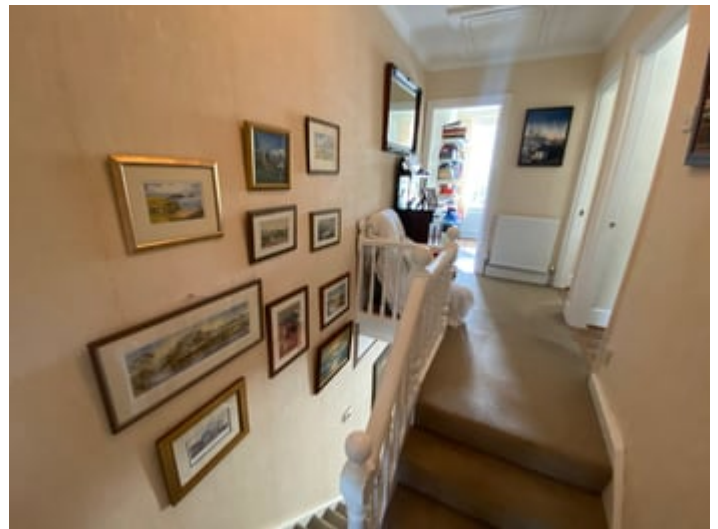


9' 8" x 5' 2" (2.95m x 1.57m). A well presented suite with a panelled bath with shower over, low level flush w.c., vanity unit with wash hand basin, radiator.

### SEPARATE W.C.

With radiator.

### FRONT LANDING



With access to the loft space, radiator.

**FRONT BEDROOM 3**

7' 6" x 7' 5" (2.29m x 2.26m). With radiator, fantastic views over the River Cothi, Abergorlech bridge and the off lying garden.

**BEDROOM 3 (SECOND IMAGE)****FRONT BEDROOM 2**

11' 0" x 9' 10" (3.35m x 3.00m). With radiator, fantastic views over the River Cothi, Abergorlech bridge and the off lying garden.

**REAR BEDROOM 1**

11' 2" x 9' 2" (3.40m x 2.79m). With radiator, enjoying views over the rear secret garden.

**EXTERNALLY****BOILER HOUSE**

With Worcester Heat Slave oil fired central heating boiler running all domestic systems within the property.

**REAR SECRET GARDEN**

A rear South facing secret garden being private and not overlooked with steps leading from the rear courtyard, being laid mostly to lawn with mature hedge boundary, with various array of mature shrub and flowering bushes. Also housing a large decking area ideal for outdoor entertaining.



**SECRET GARDEN (SECOND IMAGE)****DECKING AREA****GREENHOUSE**

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

**SUMMERHOUSE****GARDEN SHED****OFF LYING GARDEN**

Located to the front of the property and leads down to the River Cothi, this being the former site of the Abergorlech water mill, now derelict, but many of its artifacts are being utilised within the garden as flower beds, seating areas, etc. A true delight and sets the property apart from others in the area.

It enjoys fantastic views, beautiful location, and good access. The property also benefits from fishing rights on the Cothi River whilst also offering perfect outdoor entertaining space.



**FORMER MILL SITE**



**PARKING**

The property benefits from two off street parking areas.

**FRONT OF PROPERTY**



**REAR OF PROPERTY**



**RIVER COTHI**



**VIEWS OVER RIVER COTHI**



**VIEW OF ABERGORLECH**





## VIEW OF ABERGORLECH (SECOND IMAGE)



## ABERGORLECH BRIDGE



## AT CHRISTMAS



## AGENT'S COMMENTS

A fantastic property in the most beautiful setting. Rural but not remote

## TENURE AND POSSESSION

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 for the property - 'D'.

## 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

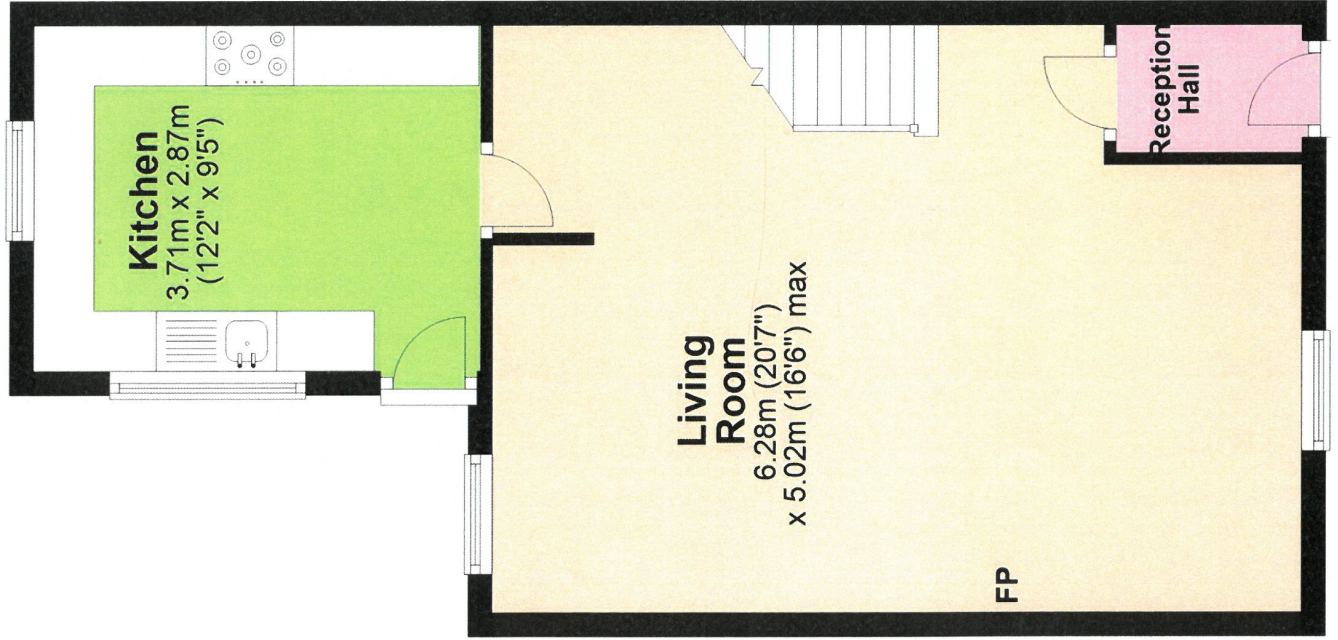
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

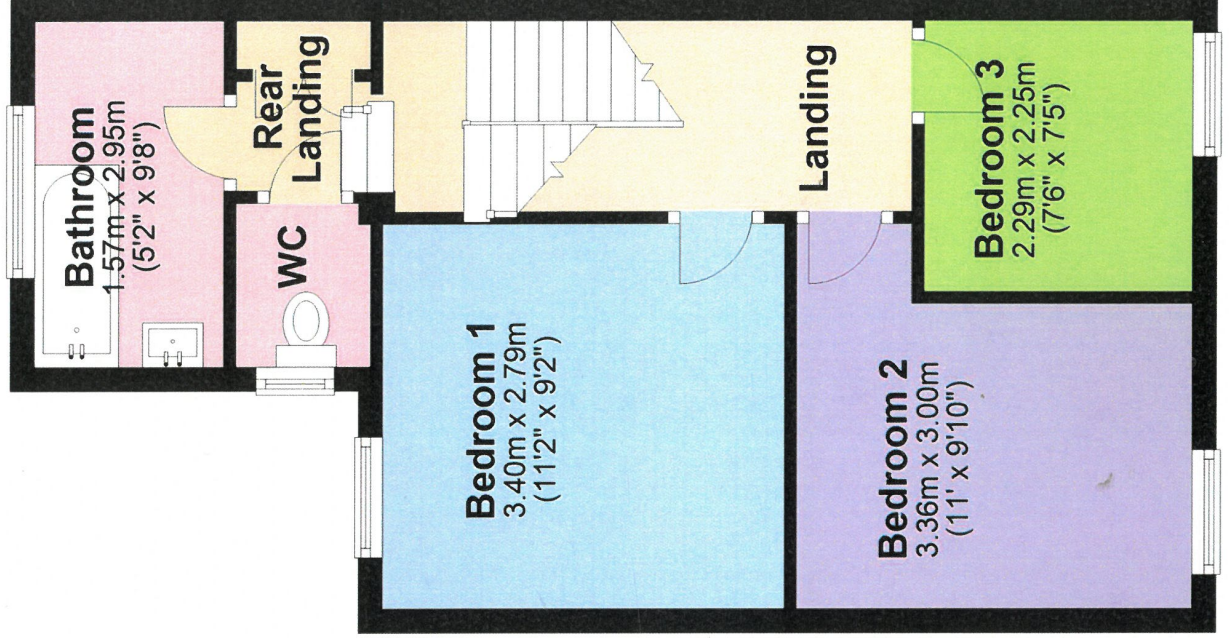
## Ground Floor

Approx. 43.7 sq. metres (470.4 sq. feet)



## First Floor

Approx. 41.3 sq. metres (444.9 sq. feet)







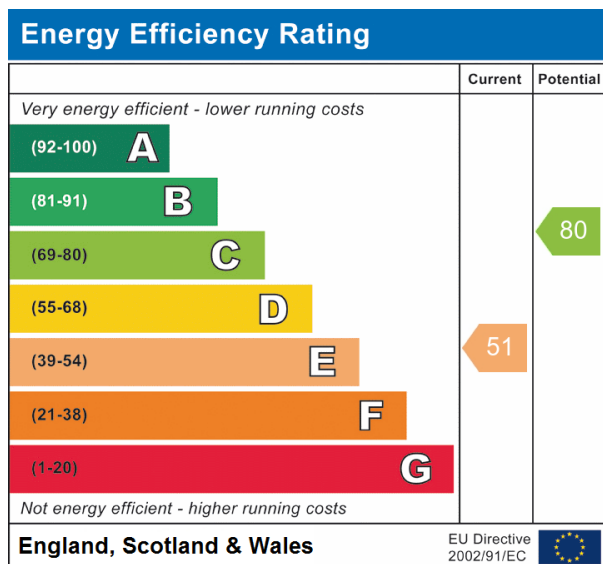
### Directions

From Llanybydder take the road South towards Llandeilo, through the Villages of Rhydcymerau and Llansawel. On entering the Village of Llansawel turn right beside the Chapel onto the B4310 Abergorlech road. Proceed to Abergorlech. Continue over the bridge and the property will be found on your right hand side, after passing the Black Lion Public House.

**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 properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also 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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For further information or to arrange a viewing on this beautiful property, contact us:

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