

Great possibilities. A beautiful and well positioned bungalow and paddock. Near Llandysul/Newcastle Emlyn, West Wales



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

£249,000

REF: R/4489/LD

*** Endless possibilities *** No Onward Chain - Priced to sell *** Create your dream home *** Delightful centre of Village positioned smallholding *** Well presented 1 bedroomed detached bungalow with external den/studio offering second bedroom *** Large 'L' shaped conservatory

*** Highly sought after *** Set in approximately 1.4 acres *** Large fenced paddock *** Live the good life *** Grow your own fruit and veg *** Well kept and well designed gardens with lawned areas, raised beds and charming Cherry Blossom tree *** Gravelled and gated parking area *** A great opportunity for Equestrian use *** Extended garden - Possible kitchen garden/vegetable allotment *** Perfect for Dog walkers/Dog Training Area *** Small woodland creation

*** Only 5 minute drive from the popular Towns of Newcastle Emlyn and Llandysul



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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 and 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.

GENERAL DESCRIPTION

A delightful country bungalow and paddock set in 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 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 charming Chery Blossom tree. It is private and not overlooked.

The paddock is located to the rear of the property. It offers the potential for animal keeping or an extended garden or possible vegetable/allotment/Dog walking/training 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 T.V 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

Studio/The Den/Bedroom 2

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. It offers itself as a possible home office or to be reintroduced as a garage.



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 allotment. Perfectly suiting Families, play area, picnics, quad biking. A rare opportunity awaits.



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

Truly endless possibilities. Create your home.

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 - To be confirmed.

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 throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.

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.

Council Tax: Band E

N/A

Parking Types: Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Level access. Level access shower.

EPC Rating: D (62)

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

Mobile Signal

4G great data and voice



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. 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

All our properties are also available to view on our FACEBOOK Page - 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(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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