

*A peaceful rural position with a superbly presented detached country bungalow set in approximately 1.3 acres. Nicely set within the Vale of Cothi, West Wales*



**Murmur Y Nant, Crugybar, Llanwrda, Carmarthenshire. SA19 8TG.**

**£450,000**

**REF: R/4203/LD**

\*\*\* A peaceful rural position \*\*\* A highly appealing and attractive detached country bungalow \*\*\* Set in extensive grounds of approximately 1.3 acres \*\*\* Recently refurbished 3 bedroomed accommodation with a modern kitchen and bathroom \*\*\* Oil fired central heating and recently upgraded double glazing

\*\*\* Detached double garage \*\*\* Private mature grounds bordered by a small stream \*\*\* Small orchard with Apple and Pear trees \*\*\* Vegetable growing garden with poly tunnel and greenhouse \*\*\* Generous gravelled and gated driveway \*\*\* Cottage style gardens \*\*\* Enclosed and secure grounds offering potential as a smallholding with Former train carriage/stables

\*\*\* Fine rural aspect within the Vale of Cothi \*\*\* Commuting distance to the nearby Market Towns of Lampeter, Llandeilo and Llandovery \*\*\* Highly sought after residence in the prime West Wales countryside \*\*\* Prepare to be impressed - No further work required \*\*\* Contact us today to view



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## LOCATION

The property is located 10 miles equidistant from the University Town of Lampeter to the North, the Market Town of Llandovery and the A40 to the South East, and the Market Town of Llandeilo to the South West. The property lies within a 30 minute drive to Crosshands giving access to the M4 Motorway. This particular property enjoys a fine rural position enjoying peace and tranquillity.

## GENERAL DESCRIPTION

A rare and unrivalled opportunity to acquire a well presented detached country bungalow set in its own grounds of approximately 1.3 acres. The property enjoys a private position being full enclosed with lovely well kept gardens that could offer itself nicely as a country smallholding.

The property has undergone refurbishment in recent years and now offers modern accommodation with delightful 3 bedrooms. It enjoys the benefit of oil fired central heating and recently upgraded double glazing.

It offers great appeal for those wanting to move to the prime West Wales countryside.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL

Having access via a UPVC front entrance door with side glazed panels, radiator.



## LIVING ROOM

14' 8" x 14' 8" (4.47m x 4.47m) into bay. With radiator, decorative fireplace incorporating a Real Flame gas effect fire on a tiled hearth.



## LIVING ROOM (SECOND IMAGE)



## SITTING ROOM

16' 6" x 15' 2" (5.03m x 4.62m). With a corner multi fuel stove with a tiled hearth, radiator, double aspect widows, spot lighting.



## UTILITY ROOM

12' 0" x 6' 9" (3.66m x 2.06m). With a fitted range of wall and floor units with stainless steel double sink and drainer unit, plumbing and space for automatic washing machine, rear entrance door.



## SEPARATE W.C.

With corner vanity unit with wash hand basin, low level flush w.c.



## KITCHEN/DINER

19' 8" x 11' 7" (5.99m x 3.53m). A stylish recently fitted Shaker style kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit, integrated oven, 5 ring electric hob with extractor hood over, integrated fridge/freezer and separate wine fridge, radiator, patio doors to the Conservatory.



**KITCHEN/DINER (SECOND IMAGE)****KITCHEN/DINER (THIRD IMAGE)****CONSERVATORY**

12' 0" x 10' 0" (3.66m x 3.05m). Of UPVC construction with French doors opening onto the garden area.

**INNER HALL**

Leading to

**FRONT BEDROOM 3**

10' 5" x 7' 7" (3.17m x 2.31m). With radiator.

**FRONT BEDROOM 2**

12' 8" x 10' 4" (3.86m x 3.15m). With radiator, built-in wall to wall wardrobes with shelving.



## REAR BEDROOM 1

11' 6" x 9' 3" (3.51m x 2.82m). With built-in wall to wall wardrobes, radiator.



## BATHROOM

The WOW factor! A stunning and contemporary 4 piece suite comprising of a free standing roll top bath, separate shower cubicle with double headed shower, dresser style vanity unit incorporating an enclosed w.c., wash hand basin, chrome heated towel rail, spot lighting, extractor fan.



## BATHROOM (SECOND IMAGE)



## EXTERNALLY

### DOUBLE GARAGE

20' 0" x 20' 0" (6.10m x 6.10m). With two up and over doors and rear service door, fitted units/workshop space.



### FORMER TRAIN CARRIAGE/STABLES

Located at the far end of the grounds.

## VEGETABLE GROWING GARDEN

With POLY TUNNEL, GREENHOUSE and a raised beds.



## GREENHOUSE



## FRUIT TREE ORCHARD

With Apple and Pear trees.

## GARDEN

A particular feature of this stunning country property is its extensive grounds of approximately 1.3 ACRES. Currently the grounds have been nicely kept as gardens but could offer itself nicely to be re-introduced as a Pony paddock. The gardens are totally enclosed and secure and private and bordered by a small running stream. It all enjoys a fine rural aspect with fine views over the Vale of Cothi.



## GARDEN (SECOND IMAGE)



## GARDEN (THIRD IMAGE)



**GARDEN (FOURTH IMAGE)**



**GARDEN (FIFTH IMAGE)**



**GARDEN (SIXTH IMAGE)**



**STREAM BOUNDARY**



**COTTAGE STYLE GARDENS**

Directly to the rear of the property lies a level lawned garden area with mature shrubs and trees with concrete paths surrounding the cottage for ease of access. To the front of the property lies a veranda with a delightful seating area to enjoy the late Summer evenings.

**PARKING AND DRIVEWAY**

A gated and gravelled driveway with ample parking and turning space. Being totally private and secure.



## REAR OF PROPERTY



## AGENT'S COMMENTS

A sought after country property set centrally within its own grounds.

## 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 - '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

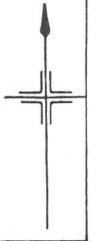
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



# H.M. LAND REGISTRY

TITLE NUMBER

# WA533908



ORDNANCE SURVEY  
PLAN REFERENCE

SN 6437

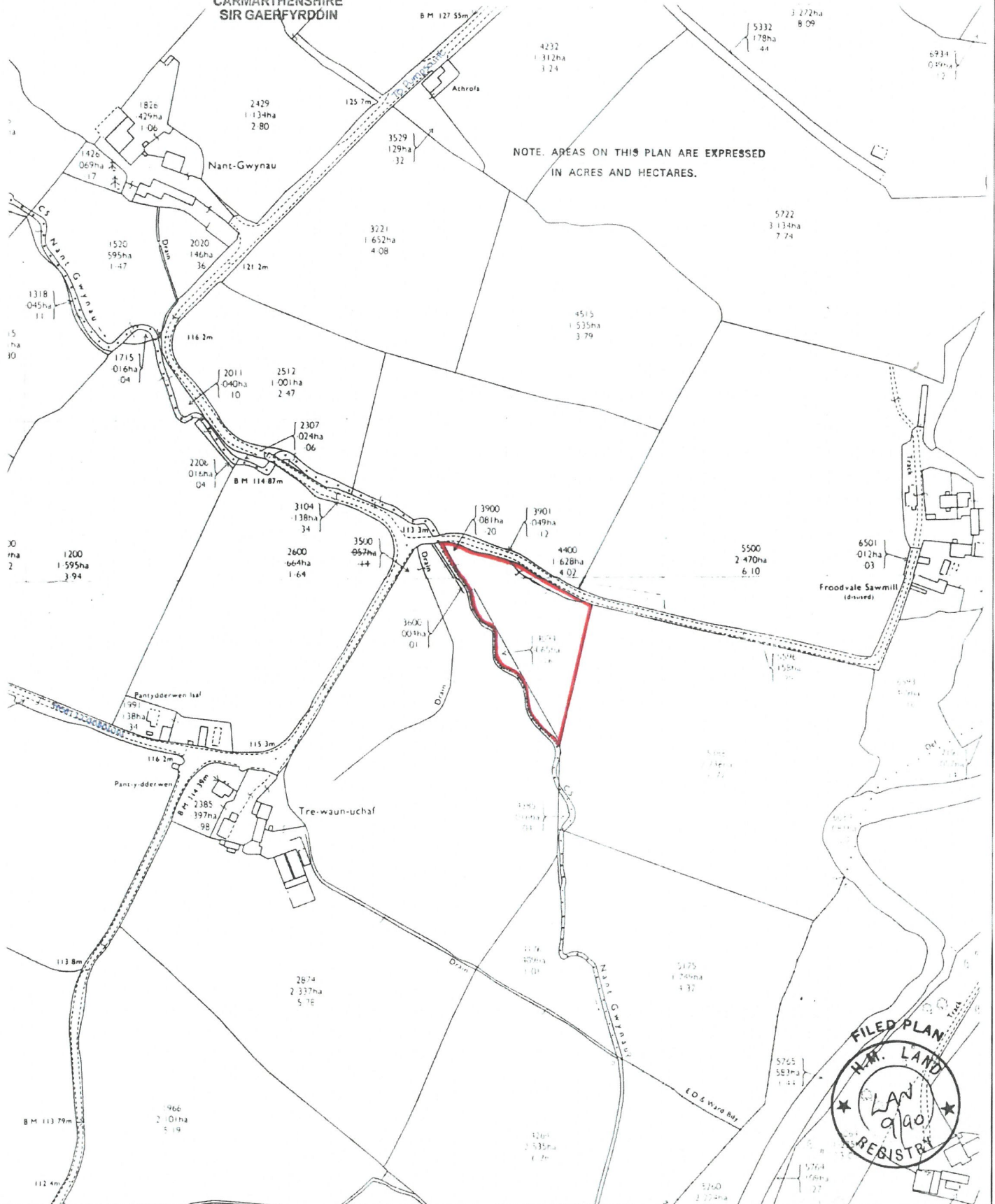
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COUNTY DYFED

DISTRICT DINEFWR

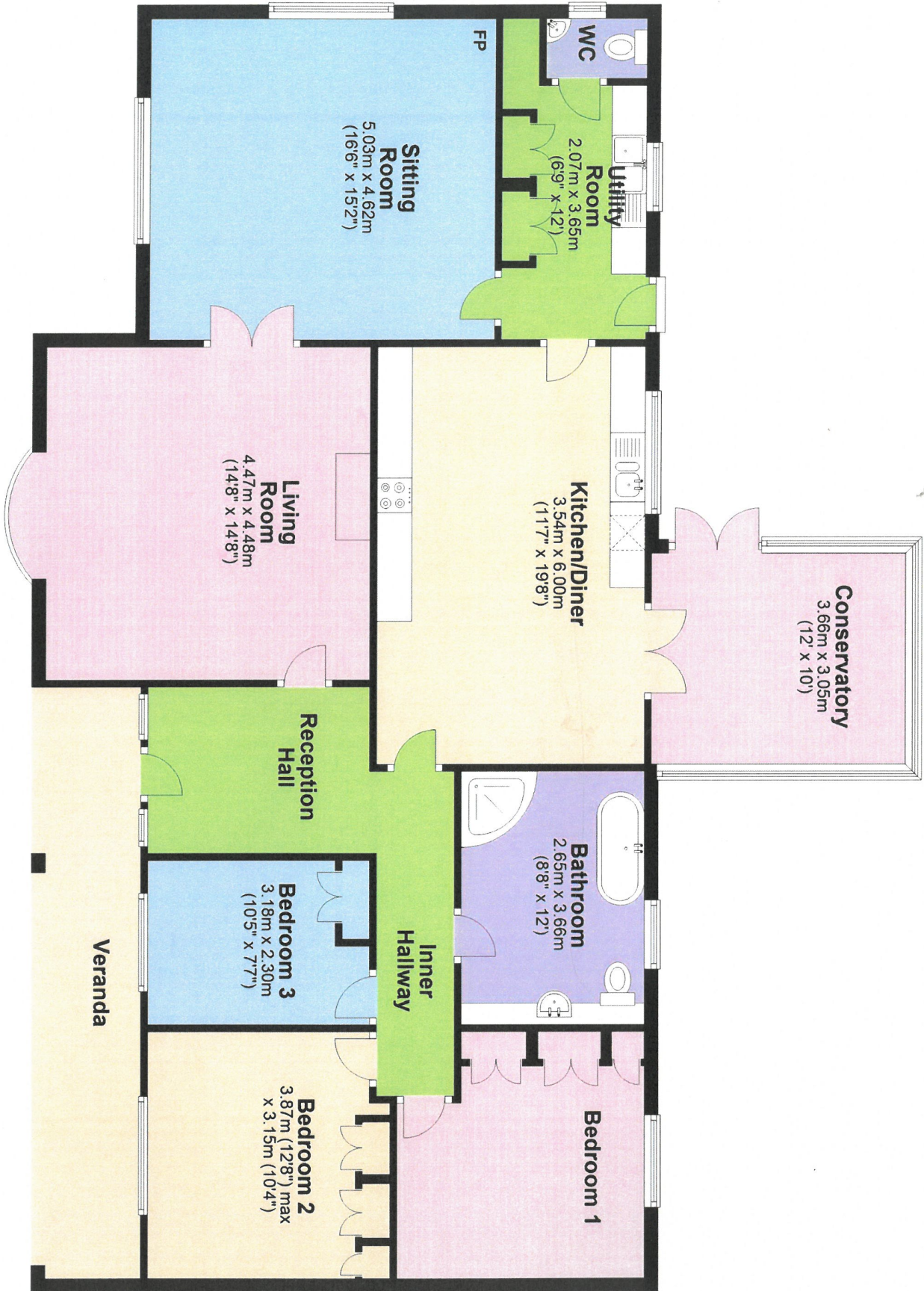
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ADMINISTRATIVE AREA  
CARMARTHENSHIRE  
SIR GAERFYRDDIN



# Ground Floor

Approx. 166.1 sq. metres (1787.7 sq. feet)



Total area: approx. 166.1 sq. metres (1787.7 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.

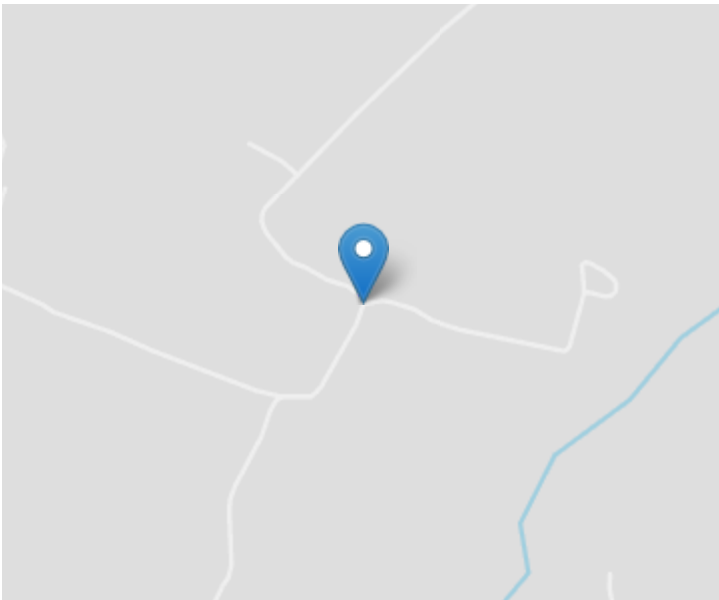
### Directions


From Lampeter proceed South East on the A482 Llanwrda road as far as the Village of Pumpsaint. Gravel through the Village of Pumpsaint and after half a mile take the first right hand turning at Derwen Fawr Farm. Proceed down this road for one mile or so. NOT turning right you will then pass a detached White cottage on the left hand side, further on a farm set back from the road (known as Nantygwynne). Dropping down into the Valley travelling along the riverside you will then see the entrance to Murmur Y Nant as the next on the left hand side with a small bridge. After 50 yards a private driveway leads to the property, 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 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>69</b>	
(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 

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

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