

2.25 Acre versatile smallholding. Large Outbuilding & Bungalow in a popular convenient but country location. Just Off the picturesque Towy Valley. Suitable as a Yard subject to planning. Equestrian, agriculture or running the dogs. VIEWING RECOMMENDED.



Y Bwthyn Cenninpedr, Capel Dewi, CARMARTHENSHIRE. SA32 8AG.

£600,000

A/5626/NT

NO ONWARD CHAIN. Just Off Towy Valley in a Beautiful Part of the County of Carmarthenshire. Set in its own grounds and 2.25 Acres of Land. Always popular a good sized bungalow with lovely surrounding garden, large parking area and large agricultural outbuilding suitable for agriculture/ equestrian or even a commercial yard (STPlanning) being ideally located some 2 miles from the A 48 connecting to the M4. The property is in need of some sympathetic modernisation but offers a sunny location with natural light streaming in through the windows to the well presented property. 2 Miles from Carmarthen Town.



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Location

A popular location in the country but only 2 miles from Carmarthen and A40 at Nantycaws giving easy access for the M4. Just off the picturesque Towy valley with natural wildlife surrounds and watching the Redkites flying above. Close to Dyfed Powys Police Headquarters in Llangunnor. Carmarthen town the county town offers national and traditional retailers. County council offices, Egin/ S4C TV centre, schools and university, Lovely eateries, Lyric Theatre and cinema. The A 48 dual carriageway is 2 miles at the village of Nantycaws. The popular town of Llandeilo is 14 miles approx.

Reception Hallway

Double glazed entrance door. Tiled floor and doors to

Living Room

5.8m x 3.5/4.5m (19' 0" x 11' 6")

Woodburner inset to brick surround with wood mantle over slate hearth. Tiled Floor. Double glazed window to front. Radiator.



Inner Hallway

Loft Access and doors to

Bedroom

3m x 4.1m (9' 10" x 13' 5")

Double glazed window to front and radiator.



Bedroom

3.02m x 5.5m (9' 11" x 18' 1")

Double aspect to front and side. Tiled floor and radiator. Range of wardrobes with matching dressing table.



Bedroom / Sitting Room

3.46m x 4.9m (11' 4" x 16' 1")

Double aspect to side and rear. Radiator.
Woodburner on tiled hearth.



Bathroom

1.8m x 3.8m (5' 11" x 12' 6")

Opaque window to rear. WC, vanity wash hand basin, shower cubicle, chrome towel radiator, shaver point and localised wall tiles.



Office

2.9m x 1.8m (9' 6" x 5' 11")

Window to rear hallway. Airing cupboard and radiator.

Kitchen

3.6m x 3.78m (11' 10" x 12' 5")

Range of base units with worktops over and matching wall units and tall cupboard. Electric oven with 4 ring hob and extractor fan over. Fitted dishwasher. Stainless steel sink unit single drainer. Radiator, tiled floor and double aspect to side and rear.





Rear Hallway

Base unit with worktop over. Rear window and access door. Door to

Garage

3.17m x 6.6m (10' 5" x 21' 8")

Stainless steel sink unit. Window to rear.

Externally

Double gated entrance gates to the front parking area for the bungalow. Front lawned garden and lovely patio area to the rear of the property with raised shrubbed and flowered borders. Store shed and WC. Secondary access to the side of the property leading to a large parking and turning area. A large store shed suitable for various uses an ideal workshop or storage building 27m x 9m approx currently split into 2 main buildings. The property may be ideally suited for a yard or similar subject to planning consent.



Land



There is a 2 acre paddock which is level and adjoins the yard area to the side of the property. Capable of good grazing cropping quantities. Total area of the site 2.25 Acres.

Solar Panels

Solar panels to the roof which heats the water and also a feed back tariff for income.

Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, private septic tank drainage and oil central heating.

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 and has the following charges. Council Tax Band: TBC

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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Level access.

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

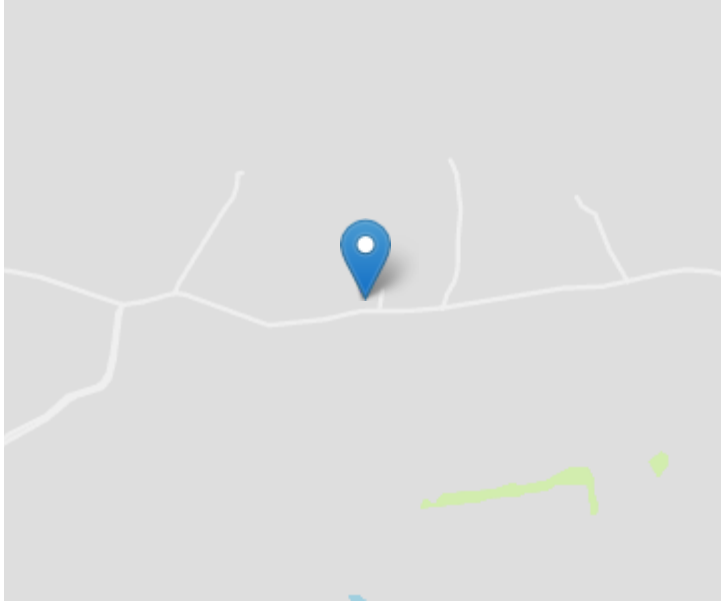
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Coalfield or Mining

Directions : From Carmarthen take the old road towards Nantycaws and Dyfed Powys Police Headquarters. Pass headquartes and after a short distance turn left. Carry on this road for a mile and the property will be found on the left hand side shown by a Morgan and Davies for sale board.

What3words location. incursion.parkwayulterior



Directions

Directions : From Carmarthen take the road out towards police headquarters. Continue out of town passing police headquarters and on the brow of the hill turn left. Carry on this road for a little over a mile and the property will be found on the left hand side.

What3words. covering.worldwide.adventure

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

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