

*Beautiful Cottage with lovely countryside views and a wonderful garden full of colour and wildlife.  
Bounded by a stream, detached garage and parking. Country side location.*



**Rhydybont, Cynwyl Elfed, Carmarthen, Carmarthenshire. SA33 6UL.**

**£375,000**

**R/4792/NT**

A cottage in the country most defiantly. Lovingly looked after and upgraded by its present owner, retaining its character and charm with beams, wood burner and Laura Ashley decor finishes.\*\* Open plan kitchen and dining area with patio doors looking out on the garden and field views to enjoy the wildlife of the surrounding area.

\*\*The garden is lovingly cared for with natural fragrances from the numerous plants giving color and charm. Parking area and detached good sized garage.\*\* Fronting a quiet country road and bounded to rear by a stream, a lovely cottage garden with various seating areas to enjoy the views and some mature natural woodland.\*\* Early viewing is highly recommended. \*\*

Esgair is a small hamlet just over a mile from Cynwyl Elfed, 9 miles from the county and market town of Carmarthen. To the North is the beautiful Ceredigion coastline including the popular towns and villages of Mwnt, Gwbert, Aberaeron and New Quay to enjoy the sea views and do a bit of Dolphin spotting along the way. \*\*



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## Agents Comments

The property has been lovingly looked after and upgraded by its present owners, new kitchen, bathroom and mostly Laura Ashley decor ensures the property retains much character and charm. Living room with oak wooden flooring and wood burner, exposed stone wall, open plan with patio doors to side to enjoy the views and Velux windows above to give plenty of natural light. One downstairs bedroom and lovely roll top bath to the main bathroom upstairs with 2 further Bedrooms. Detached garage and parking lovely patio areas to enjoy the abundance of shrubs and flowers, wildlife and watch the Red Kites flying above.



## Location

Situated in the Hamlet of Esgair, lovely stone bridge with river flowing below. One mile from the village of Conwyl Elfed offering shop, public house and junior school. 7.5 miles to the county and market town of Carmarthen which offers traditional and national retailers, schools, leisure center, Lyric Theater and cinema. Bus and rail and M4 dual carriageway connection is available. To the north is the beautiful Ceredigion coastline 23 miles approx to New Quay. The smaller market towns of Llandysul and Newcastle Emlyn are 9 and 11.5 miles respectively.

## Utility

2.09m x 1.5m (6' 10" x 4' 11")

Tiled Floor, Plumbing for washing machine. Window to rear and rear entrance composite stable door.



## Kitchen/ Breakfast Room

5.5m x 3.7m (18' 1" x 12' 2")

Wren range of base units with Oak wood worktops over and matching wall units including display cabinets and Island unit with a quartz worktop. Belfast sink unit. Electric oven and 4 ring bottle gas hob with extractor fan over. Space for fridge freezer and fitted dishwasher. Oil boiler ( Fitted 2021) which runs the hot water and central heating system. Vaulted ceiling triple aspect to rear and sides with views. Windows over giving natural light. Tiled floor and opening to







### Dining / Sitting Area

3.3m x 2.8m (10' 10" x 9' 2")

Window to rear. Patio doors to side with views. Radiator.



### Shower Room / Toilet

3.3m x 2.8m (10' 10" x 9' 2")

Shower cubicle, WC, vanity wash hand basin, chrome towel radiator and localized wall tiles.





### Living Room

3.5m/ 5m x 4.15m (11' 6" x 13' 7")

Woodburner inset to stone surround with wood mantle over.  
Teature Beams to ceiling. Double glazed window to front.  
Radiator. Under stairs store cupboard. Doors to



### Front Porch

2.07m x 1.17m (6' 9" x 3' 10")

Front French Doors



### Bedroom 3 / Sitting Room

2.37m x 4.29m (7' 9" x 14' 1")

Window to front, Oak wooden floor, radiator and feature beamed ceiling.





**Landing**

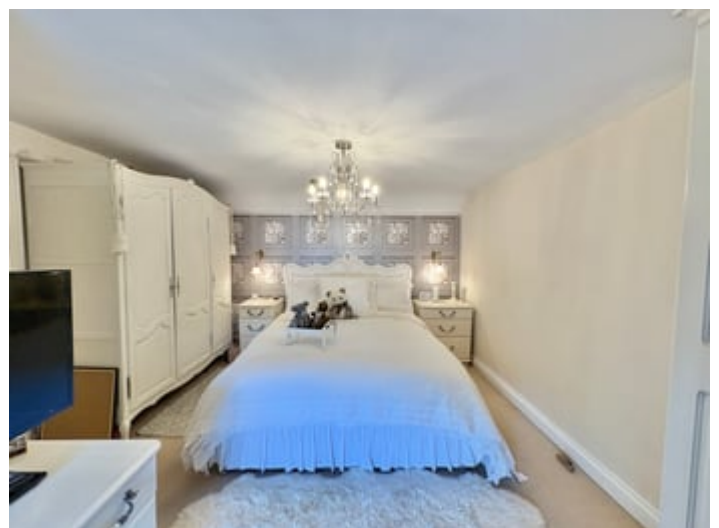
Doors to



**Bedroom**

2.5m/ 3.5 x 4.13m (8' 2" x 13' 7")

Window to front and radiator.





## Bathroom

2.39m x 1.3m (7' 10" x 4' 3")

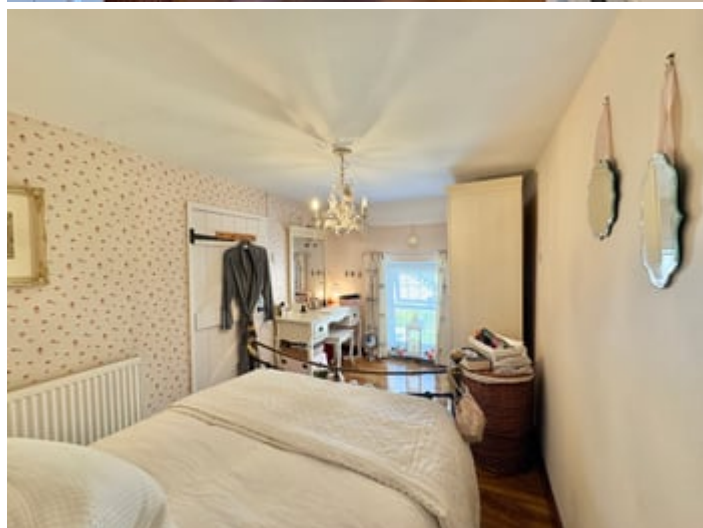
Roll top free standing bath with mixer tap and shower attachment. WC, vanity wash hand basin, window to front, chrome towel radiator and tongue and groove wood finish to dado.



## Bedroom

2.44m x 4.16m (8' 0" x 13' 8")

Wooden floor, radiator and window to front.







## Garage

Up and over door.



## Externally

Parking to front of garage. Path leading to the rear entrance of the property. Fence to protect the property privacy from the quiet country road. Lovely patio areas and seating in secluded spots to enjoy the meadow views to rear and side of the property and watch the Red Kites flying above. An abundance of shrubs and flowers with beautiful lavender & honeysuckle fragrances when walking through. 2 x Garden sheds and a little mature woodland walk along the stream which bounds the property to the rear.







## Tenure and Possession

We are informed the property is of freehold Tenure.

## Council Tax Band

The property is listed under the local authority of Carmarthenshire County Council. Council Tax Band for the property is - D

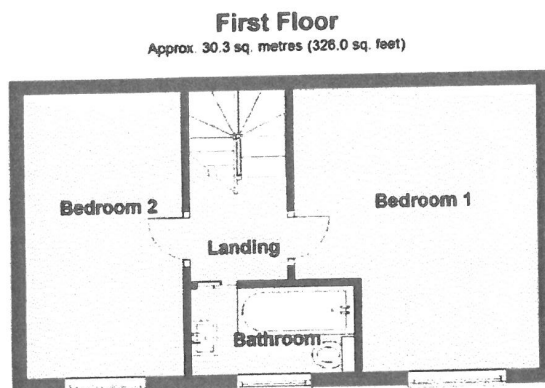
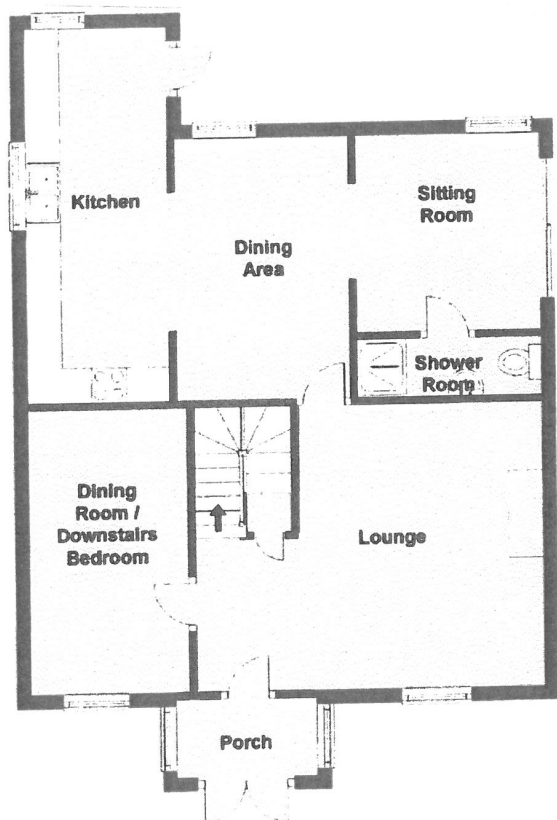
## Services

We are informed by the current vendors that the property benefits from Mains water, Mains electricity, private drainage and Oil central heating.

## 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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.







## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Garage. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Construction Type**

Traditional

**EPC Rating:** E (51)

**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

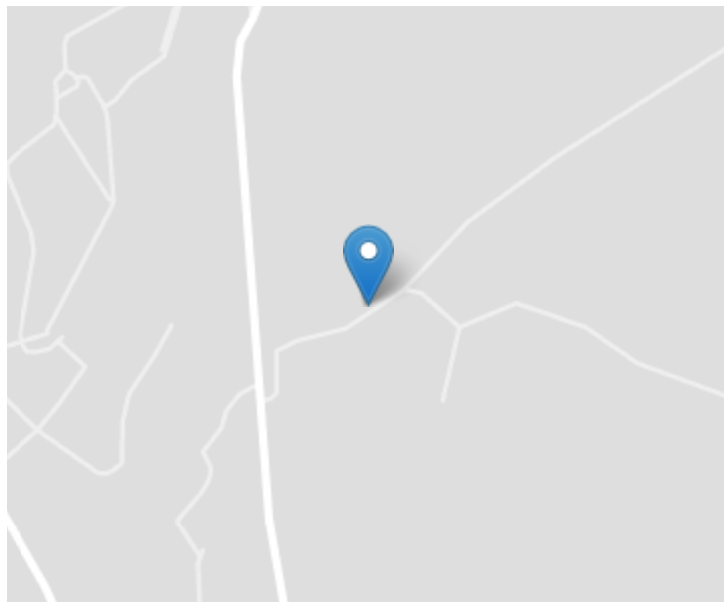
**Is the property listed?** No

**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





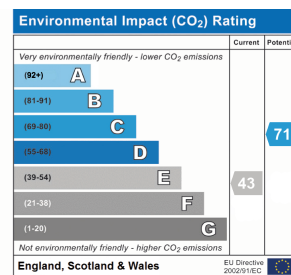
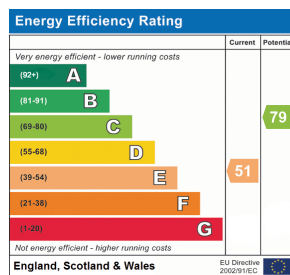
## Directions

From Carmarthen take the A 484 North towards Newcastle Emlyn, Through Bronwydd, Cwmdwyfran and onto Cynwyl Elfed. Continue on through and turn right posted Esgair by the bus shelter. Carry on over the bridge and the property will be found after a short distance on the right hand side.

**VIEWING:** Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail [carmarthen@morgananddavies.co.uk](mailto:carmarthen@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' .

To keep up to date please visit our Website, Facebook and Instagram Page.



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

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