

Regulated by:



RICS



Since 1989

*Impressive 5 Bed Dwelling with potential for Home Working/Annexe. 1.7 Acre paddock.
Waungilwen Near Newcastle Emlyn/Llandysul - West Wales.*



Bryncelyn, Waungilwen, Newcastle Emlyn, Carmarthenshire. SA44 5YF.

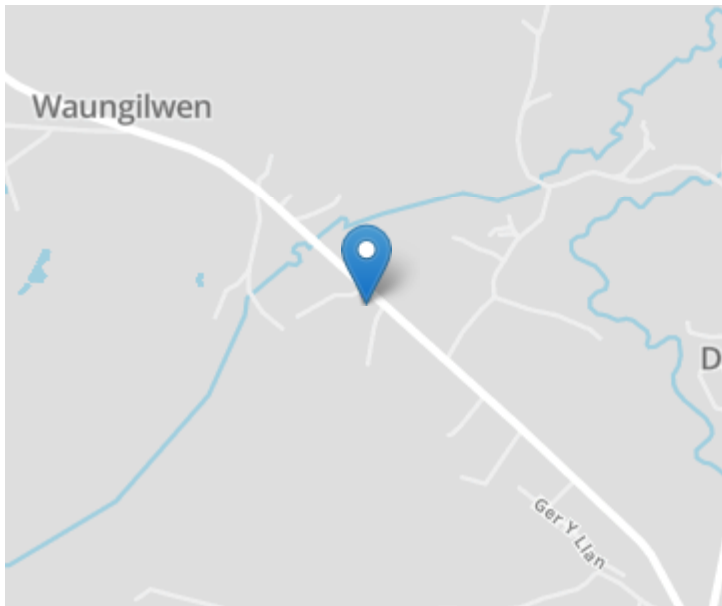
Ref R/3379/RD

£565,000

****Impressive 5 Bed (3 Bath) Detached Dwelling**Substantial level of living accommodation**Potential for Home Office/ Annexe**Ideal for multi generational living**Detached Garage and Private Parking forecourt**South and West Facing Garden and Large Patio Area**Feature Sun Lounge**1.7 Acre Paddock**A Well Built and attractive and detached family home**Potential for additional living accommodation or working space****

****MUST BE VIEWED TO BE APPRECIATED****

The property is situated within 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, hairdressers, places of worship, good recreational facilities. Newcastle Emlyn offers a greater level of traditional High Street offerings, mini supermarket, secondary school, excellent leisure facilities, local cafes, bars and restaurants. Carmarthen and the M4 are within 30 minutes drive of the property. The Cardigan Bay Coastline with blue flag beaches are within 30 Minutes.



GENERAL

An outstanding and impressive 5 Bedroomed Detached Dwelling set within 1.7 Acres with ample private parking. The property currently offers a large Office/Workspace which has the potential to be converted into an Annexe to provide additional accommodation, being ideal for a multi generational living potential.

The ground floor catches your attention with the well proportioned size of living accommodation, kitchen and sun lounge leading onto a south and west facing garden and patio area.

All sleeping accommodation and double bedrooms with good sized En Suite and bathroom facilities.

The plot sits in an elevated position enjoying a countryside aspect, has been well built and is in a convenient village location. The land extends to some 1.7 Acres or thereabouts.

Well worthy of a viewing.

The Accommodation provides -

GROUND FLOOR

Entrance Porch

7' 7" x 5' 7" (2.31m x 1.70m) via composite door and side glass panel, oak flooring, part exposed brick walls, radiator, glass door and side panels into -



Reception Hallway

18' 8" x 9' 3" (5.69m x 2.82m) with custom made Oak staircase, window to front, Oak flooring, radiator.



Snug/Study

10' 2" x 10' 8" (3.10m x 3.25m) oak flooring, window to front, TV point, multiple sockets, radiator.



Bedroom 1

24' 5" x 12' 8" (7.44m x 3.86m) (max) a large double bedroom suite with rear window overlooking garden, multiple sockets.

radiator.



En Suite

6' 8" x 9' 8" (2.03m x 2.95m) tiled corner shower unit, single wash hand basin and vanity unit, radiator, w.c. part tiled walls, high level window, slate effect tiled flooring.



Lounge

14' 6" x 17' 8" (4.42m x 5.38m) a substantial family living room with feature electric fire, 2 x radiator, rear window to garden, Oak flooring and glass door into -



Sun Lounge

12' 3" x 14' 7" (3.73m x 4.45m) of block construction under a slated roof, being ideal for year round use with windows to all sides overlooking garden and side double glass doors into garden, TV point, feature electric fire point, Oak flooring, glass door into -



Kitchen

24' 7" x 20' 9" (7.49m x 6.32m) being a large L shaped room also accessible from the Reception Hallway with custom made Beech kitchen with base and wall units with decorative panels, Granite workshop, gas and electric Rangemaster cooking range, space for American style fridge freezer, 1½ stainless steel sink and drainer with mixer tap, dual aspect windows to front and rear overlooking garden, Oak flooring. Feature multi fuel burner, space for large dining table and additional seating area. Connecting door into -





Utility

7' 4" x 17' 7" (2.24m x 5.36m) with a range of White base and wall units, Formica work tops, stainless steel sink and drainer with mixer tap, washing machine connection, Firebird oil boiler, side window and external door to garden.



W.C.

3' 7" x 8' 3" (1.09m x 2.51m) with w.c. single wash hand basin and vanity unit.

Office

19' 6" x 20' 5" (5.94m x 6.22m) currently used as a Home Working Office with potential to be converted into an annexe with separate external patio doors to front parking forecourt. High level windows to side, Oak flooring, multiple sockets. BT and Wi Fi point.



FIRST FLOOR

Galleried Landing

via custom made Oak staircase and balustrades with a stained glass window over allowing excellent natural light, radiator. Walk in airing cupboard being 11'2" in length with access to Loft.





Family Bathroom

11' 5" x 10' 1" (3.48m x 3.07m) a large family bathroom with white suite including tiled bath, walk in shower with side glass panel, single wash hand basin and vanity unit, heated towel rail, tiled walls. W.C. Front window.



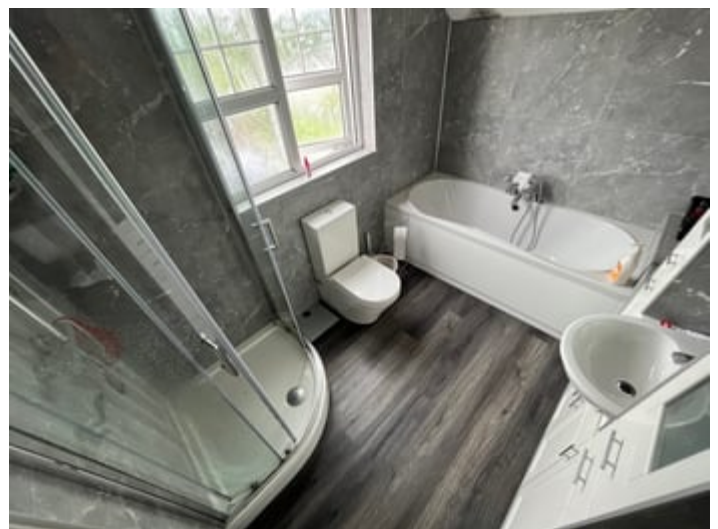
Master Bedroom

14' 3" x 11' 9" (4.34m x 3.58m) a double bedroom with rear window overlooking garden and adjoining fields, multiple sockets, radiator, walk in wardrobe.



En Suite

9' 7" x 7' 5" (2.92m x 2.26m) a new white bathroom suite including enclosed shower, panelled bath, w.c. single wash hand basin and vanity unit, heated towel rail, side window, wood effect flooring.



Bedroom 3

10' 7" x 12' 9" (3.23m x 3.89m) a double bedroom, rear window overlooking garden and with countryside views, radiator, multiple sockets.



Bedroom 4

12' 8" x 11' 3" (3.86m x 3.43m) a double bedroom, rear window overlooking garden with countryside views, fitted cupboards, multiple sockets, radiator.



Bedroom 5

8' 7" x 12' 8" (2.62m x 3.86m) a double bedroom, fitted wardrobes, window to front overlooking garden with distant countryside views, radiator, multiple sockets.



EXTERNALLY

To the Front

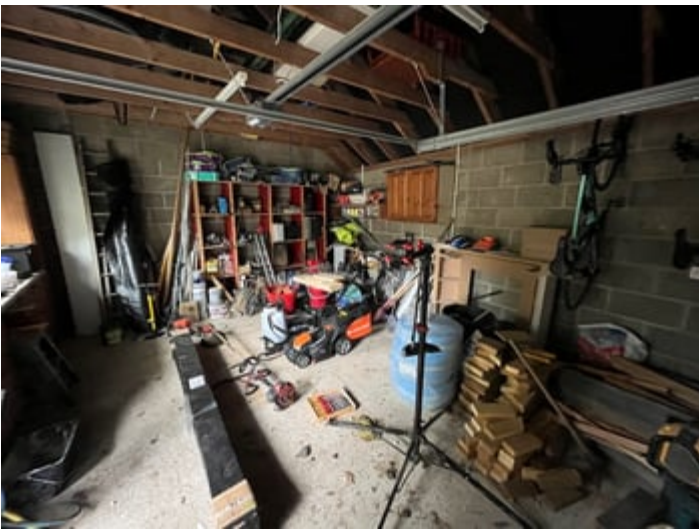
The property is approached via a private road into a brick paviour parking forecourt leading to the main entrance of the property and along to -



Garage

15' 4" x 18' 7" (4.67m x 5.66m) with electric up and over door, concrete base, side pedestrian door and window, multiple sockets.

Lean to Log Store to rear.



Garden Area

Side pedestrian gate into large south and west facing garden and patio area with ample space for L shaped garden furniture set and dining table. Ideal for family barbecues and raised decking area with space for Hot Tub. Slate footpath and lawned garden area wrapping around the main dwelling with a south facing portion being slightly elevated and predominantly laid to lawn with mature planting to borders and shrubbery.

Potting Shed 12'4" x 11'9" of block construction with upvc windows and doors with concrete base.





The Land

The land extends to some 1.7 Acres or thereabouts.

TENURE

We understand the property to be Freehold.

NOTE

For those not wishing to purchase the property with the adjacent 1.7 Acres there is the option to purchase the property without the land at a price of £520,000,

Services

We are advised that the property benefits from Mains Water, Electricity and Drainage. Oil Central Heating.

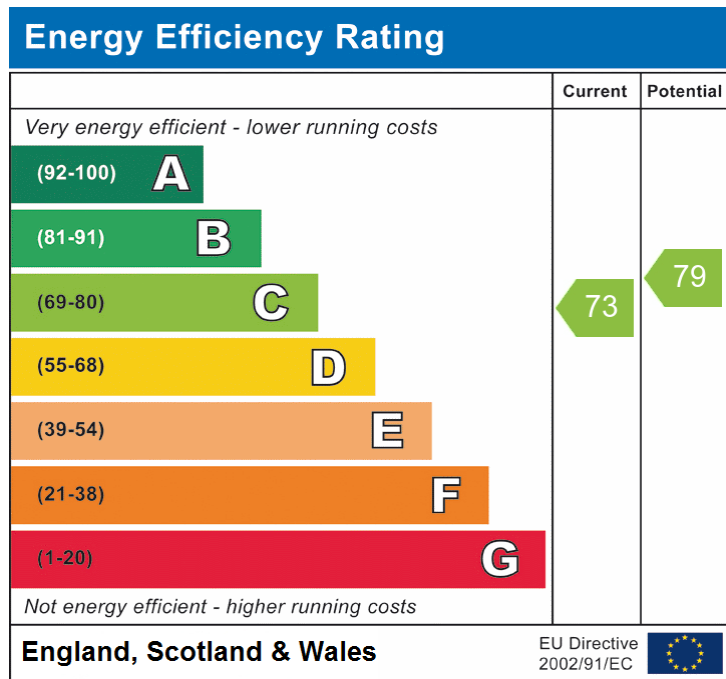
Council Tax Band - G.

Directions

From Newcastle Emlyn town centre head East along Station Road and Carmarthen Road on the A484 sign posted Llandysul and continue out of the village passing the petrol station on the left hand side and into Pentrecagal, turning

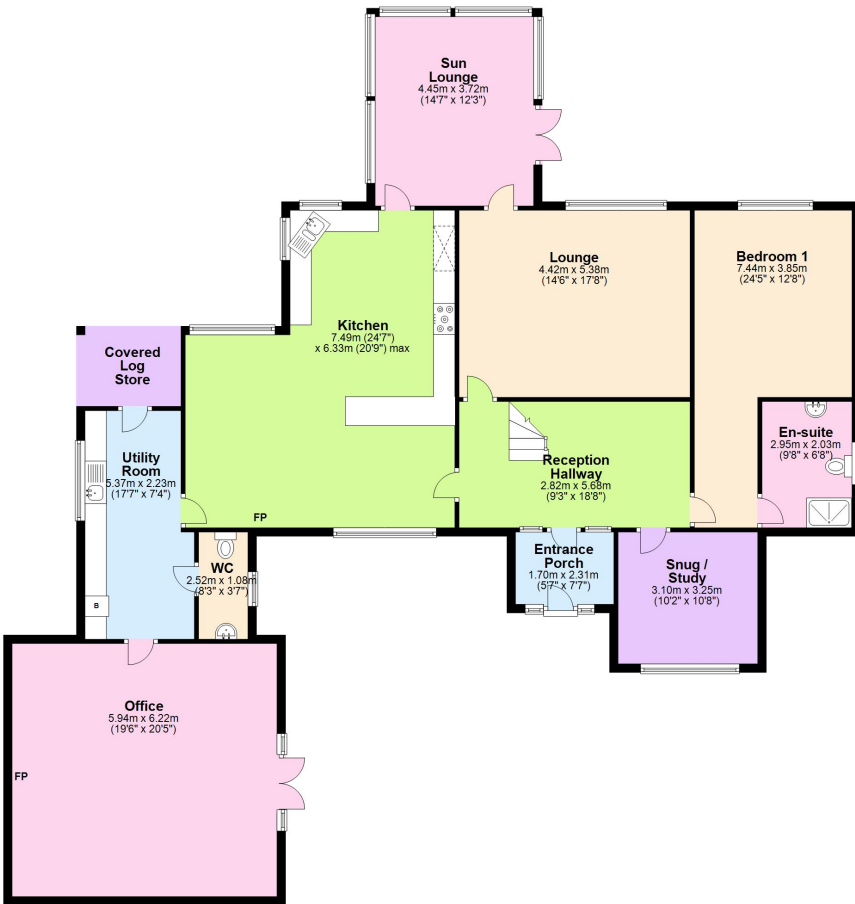


right at the next junction sign posted Drefach Velindre/Waungilwen. After 1 mile you will enter into the village of Waungilwen, travel through the village, passing the first turning to the right hand side and continue where you will see 4 brand new properties on your right and proceed over the bridge and opposite some new large detached white dwellings there is an entrance to a private cul de sac. Turn into this cul de sac and the property is the second on the right hand side.



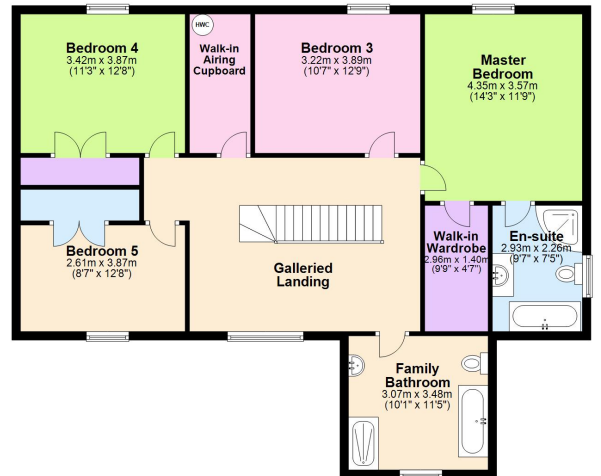
Ground Floor

Approx. 188.4 sq. metres (2027.5 sq. feet)



First Floor

Approx. 108.6 sq. metres (1169.4 sq. feet)

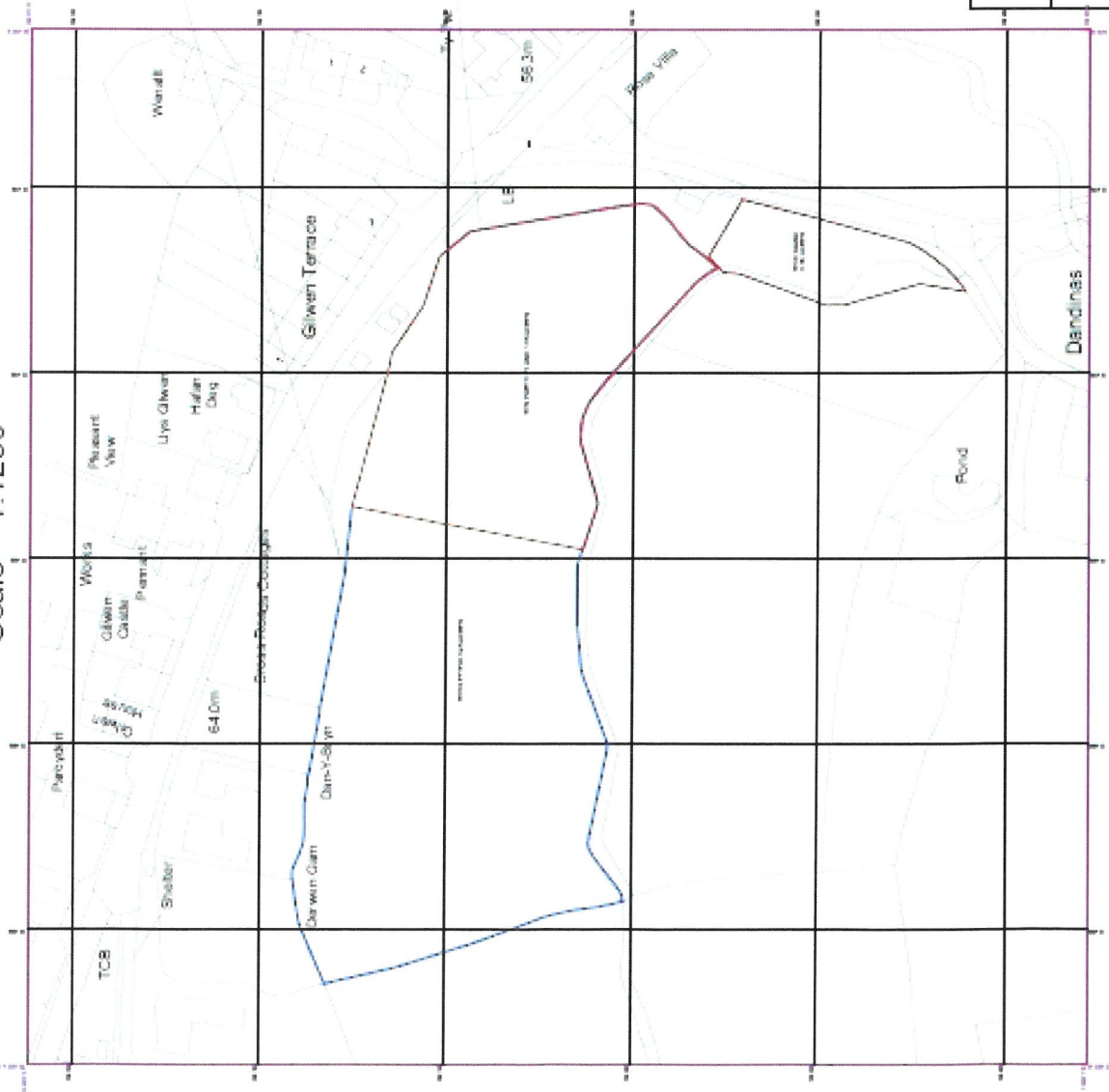


Total area: approx. 297.0 sq. metres (3196.9 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Bryncelyn, Waungilwen, Newcastle Emlyn

Site Plan
Scale ~ 1:1250



Blue line indicates retained land

Red line indicates area being sold which equates to 1.7 acres - what your thoughts on splitting the land like this so I can retain the value for the other houses?

FOR IDENTIFICATION PURPOSES ONLY

Title	Land to the south of Gilwen Terrace Waungilwen, Velindre, Carmarthenshire. SA44 5YG		
Drawing Number	1 of 1	Drawn By	Mark Baggott
Scale	~ as indicated	Date	05/06/2020
Paper	A3	Mark Baggott	
CAO File Name	M.Baggott, Chartered Surveyors, Bryndelwyn, Velindre, Carmarthenshire. SA44 5YF. P - 01559 371550 M - 07717292879 e-mail mark@baggottmark.co.uk		



© Crown Copyright and Geomatics Great Britain. All Rights Reserved. Ordnance Survey Licence No. 100019274