

*Large 3 Bedroom (with potential for more) Bungalow. Set in 0.3 acre Gardens. Side commercial workshop. Near Whitland. Carmarthenshire. West Wales.*



Penwaun, Login, Whitland, Carmarthenshire. SA34 0TD.

£445,000

R/3578/RD

\*\* Deceptively spacious 3 Bedroom Bungalow - with scope for a further 2/3 Bedrooms on the First Floor (stc) \*\* Set within 0.3 acre plot \*\* Quiet rural location \*\* 10 minutes drive to Whitland town centre \*\* In need of modernisation \*\* 40' x 45' steel frame Workshop - previously a commercial/agricultural garage \*\* Private and mature Gardens with no over looking \*\* Countryside aspect \*\* Carmarthenshire/Pembrokeshire borders \*\*

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

The property is situated on the fringes of the hamlet of Login which is some 10 minutes drive from the market town of Whitland with its comprehensive range of local amenities and services including primary and secondary schools, mini supermarket, agricultural merchants, train station, dual carriageway access to the M4 and Carmarthen, doctors surgery, places of worship, public houses, excellent leisure facilities and good public transport connectivity across Pembrokeshire and Carmarthenshire.



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## THE ACCOMMODATION

Side entrance door to:

### Attractive Fitted Kitchen/Breakfast Room

17' 10" x 13' 8" (5.44m x 4.17m) With a range of fitted kitchen units at base and wall level incorporating a double drainer sink unit, part tiled walls, oil fired Rayburn Range with back boiler for domestic hot water and central heating supplies.



### Walk-In Pantry

10' 4" x 6' 0" (3.15m x 1.83m) Wall mounted shelving.



### Inner Hallway

### Lounge/Dining Room

30' 0" x 12' 10" (9.14m x 3.91m) Being an attractive room with feature rustic brick open fireplace having tiled hearth, double glazed patio doors to grounds, centre open archway leading to Dining area with open tread staircase to First Floor.







### Utility Room

10' 4" x 9' 9" (3.15m x 2.97m) Plumbing for automatic washing machine, side entrance door.



### Bathroom

With 3 piece suite comprising of panelled bath having a tiled surround, pedestal wash hand basin with shaver light over, half tiled walls, WC, extractor fan, radiator.



### Shower Room

With tiled shower cubicle, vanity unit, radiator, low level flush WC.





**Ground Floor Double Bedroom 1**

14' 0" x 11' 0" (4.27m x 3.35m) Radiator.



## FIRST FLOOR

### Attic Room

Access by means of staircase from Dining Room area currently in open plan arrangement, being 'L' shaped in nature comprising of 2 sections measuring 43'9" x 15' and 18' x 13' (overall). We believe this could add potential for additional Bedroom space subject of the necessary consent.



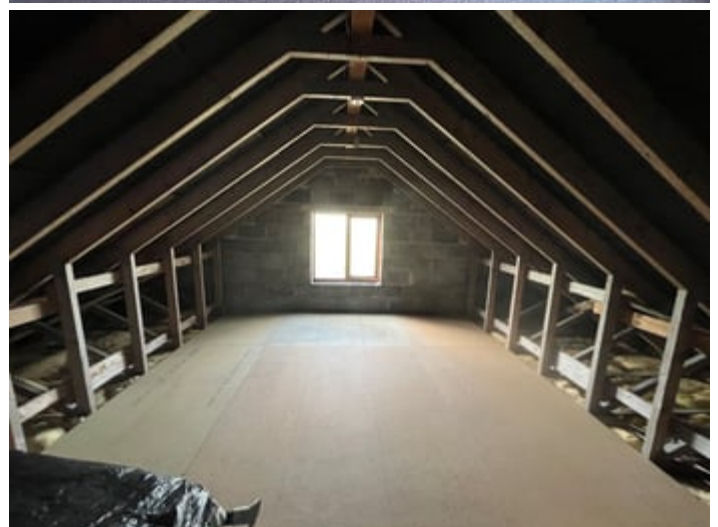
**Ground Floor Double Bedroom 2**

11' 9" x 10' 0" (3.58m x 3.05m) Radiator.



**Ground floor Double Bedroom 3**

10' 6" x 10' 0" (3.20m x 3.05m) Radiator.







## Externally

### Garden

Shared gated entrance leading to hard standing area with access to the plot on the left and immediate access to the Workshop to the front.

to the side and rear is a lawned garden area with rear patio.



### Workshop

40' 0" x 45' 0" (12.19m x 13.72m) Of steel frame construction with part block and part cement fibre walls and roof also 15' roller shutter door to side having inspection pit, power light and water connected incorporating:



## Services

We are advised the property benefits from mains water and electricity. Private drainage. Oil central heating.

Council Tax Band : E



## Office

13' 8" x 19' 0" (4.17m x 5.79m) (overall) With separate pedestrian door and side window, sink and drainer connection point.

## Full Length Rear Stable Block/Store

40' 0" x 14' 0" (12.19m x 4.27m) (overall) With concrete base lean-to with zinc roof, pedestrian door to front and large steel door to rear.

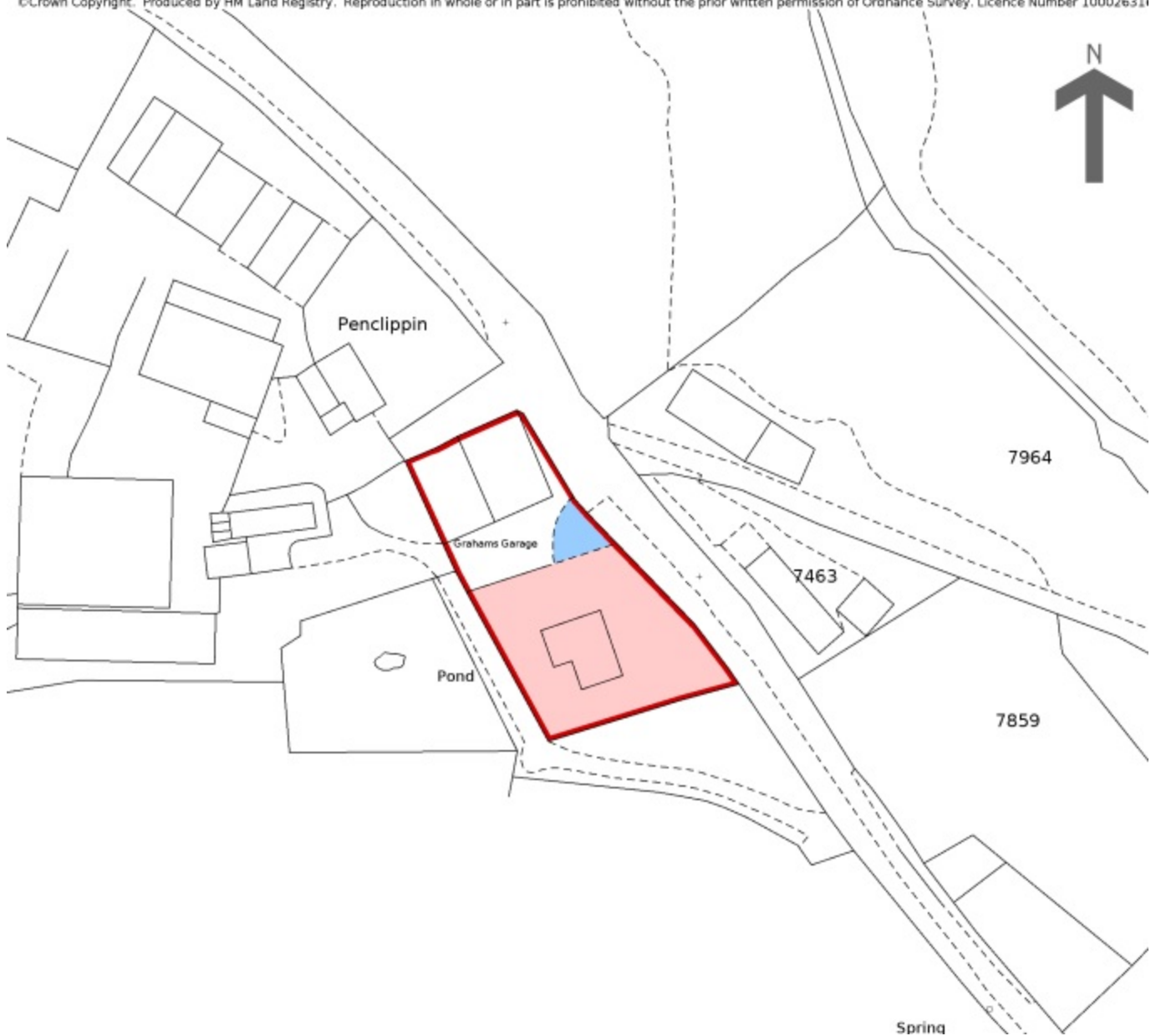


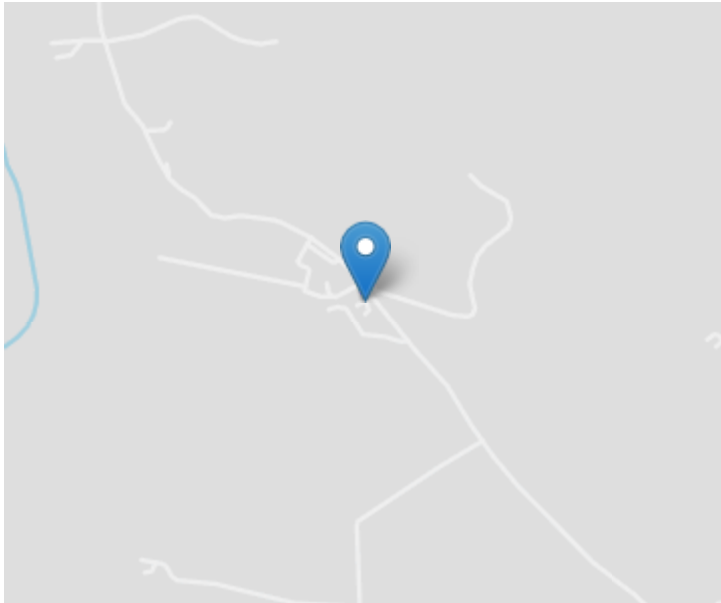
HM Land Registry  
Official copy of  
title plan

Title number **CYM372422**  
Ordnance Survey map reference **SN1621NE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



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## Directions

From Whitland town centre head north along North Road passing Ysgol Dyffryn Taf on your left and continuing over the dual carriageway and where the road turns into a country road and after a mile or so you enter Cwmfelin Boeth bearing left over the bridge. Continue along this road for a further 2 miles passing through the hamlet of Henllan Amgoed and bearing left into the hamlet of Hiraeth. Bear left on the fork in the road and continue for approximately 500 yards until you reach the next crossroads. At this crossroads proceed straight over and after approximately ½ mile of heading down hill Penwaun is located on the left hand side just before the agricultural buildings.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	57	
(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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