

*A charming detached country cottage set within mature well established gardens intersected by a small stream and off street parking. Harford, Llanwrda, West Wales*



Penybont, Harford, Llanwrda, Carmarthenshire. SA19 8DT.

£145,000

REF: R/5068/LD

\*\*\* No onward chain \*\*\* A 1/2 bedroomed detached cottage \*\*\* In need of modernisation and updating \*\*\* Scope for improvement and potential extension (subject to Planning Consent) \*\*\* Quiet rural setting - Located beside Lampeter to Llanwrda roadway \*\*\* Ideal renovation project or investment opportunity \*\*\* Solid fuel heating and double glazing

\*\*\* Mature landscaped gardens intersected by a small stream \*\*\* Greenhouse and useful garden shed

\*\*\* Convenient location - 7 miles from the University Town of Lampeter, 13 miles from Llandovery and 10 miles North from Llandeilo \*\*\* Located in the heart of Harford, Llanwrda with good local amenities nearby \*\*\* Viewings highly recommended - Contact us today to view



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## LOCATION

A pleasant and convenient position within the Village Community of Harford, being 7 miles from the University Town of Lampeter, 13 miles from Llandovery and 10 miles North from Llandeilo. The Village of Harford itself offers a thriving Petrol Station and Shop.

## GENERAL DESCRIPTION

Penybont is a charming detached cottage set in extensive grounds of approximately 0.4 of an acre. The property itself is a quaint 1 bedroomed cottage with a kitchen, living room and parlour room to the ground floor and a large galleried landing, bedroom and bathroom to the first floor. It benefits from solid fuel central heating via a Rayburn Range and double glazing.

Externally it enjoys cottage style gardens to the front and rear with a small wooded area intersected by a stream. The property has a convenient location being close to the Market Towns of Lampeter, Llandeilo and Llandovery.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## KITCHEN

11' 2" x 10' 5" (3.40m x 3.17m). A fully fitted kitchen with a range of wall and floor units, solid fuel Rayburn Range, electric cooker point and space, space for automatic washing machine, stainless steel sink and drainer unit, triple aspect windows, rear entrance door.



KITCHEN (SECOND IMAGE)



## LIVING ROOM

15' 0" x 13' 3" (4.57m x 4.04m). With a traditional Range, staircase to the first floor accommodation.



LIVING ROOM (SECOND IMAGE)



## FRONT PORCH

With front entrance door.

## PARLOUR ROOM

15' 0" x 6' 7" (4.57m x 2.01m).



## FIRST FLOOR

### LARGE GALLERIED LANDING

8' 1" x 8' 5" (2.46m x 2.57m). Potential as Bedroom 2.



### BATHROOM

10' 9" x 6' 8" (3.28m x 2.03m). With a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, airing cupboard housing the hot water cylinder.



**BEDROOM 1**

15' 11" x 9' 4" (4.85m x 2.84m).

**EXTERNALLY****GARDEN**

Set in extensive gardens of approximately 0.4 of an acre with cottage style gardens to the front and rear being private and not overlooked. A small wooded area intersected by a stream. The property provides great potential whilst being in a convenient location and close to Village amenities.

**FRONT GARDEN (FIRST IMAGE)****FRONT GARDEN (SECOND IMAGE)****FRONT GARDEN (THIRD IMAGE)****FRONT GARDEN (FOURTH IMAGE)**

**REAR GARDEN****GREENHOUSE**

10' 0" x 8' 0" (3.05m x 2.44m).

**USEFUL GARDEN SHED****ORIGINAL OUTSIDE W.C.****PARKING**

A double gated entrance with parking to the rear of the property.

**PLEASE NOTE**

The property has flooded in recent years due to surface water.

**FRONT OF PROPERTY****REAR OF PROPERTY****AGENT'S COMMENTS**

A property with scope for improvement and potential extension (subject to consent) set in fine rural surroundings yet being in a convenient location.

**TENURE AND POSSESSION**

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

**COUNCIL TAX**

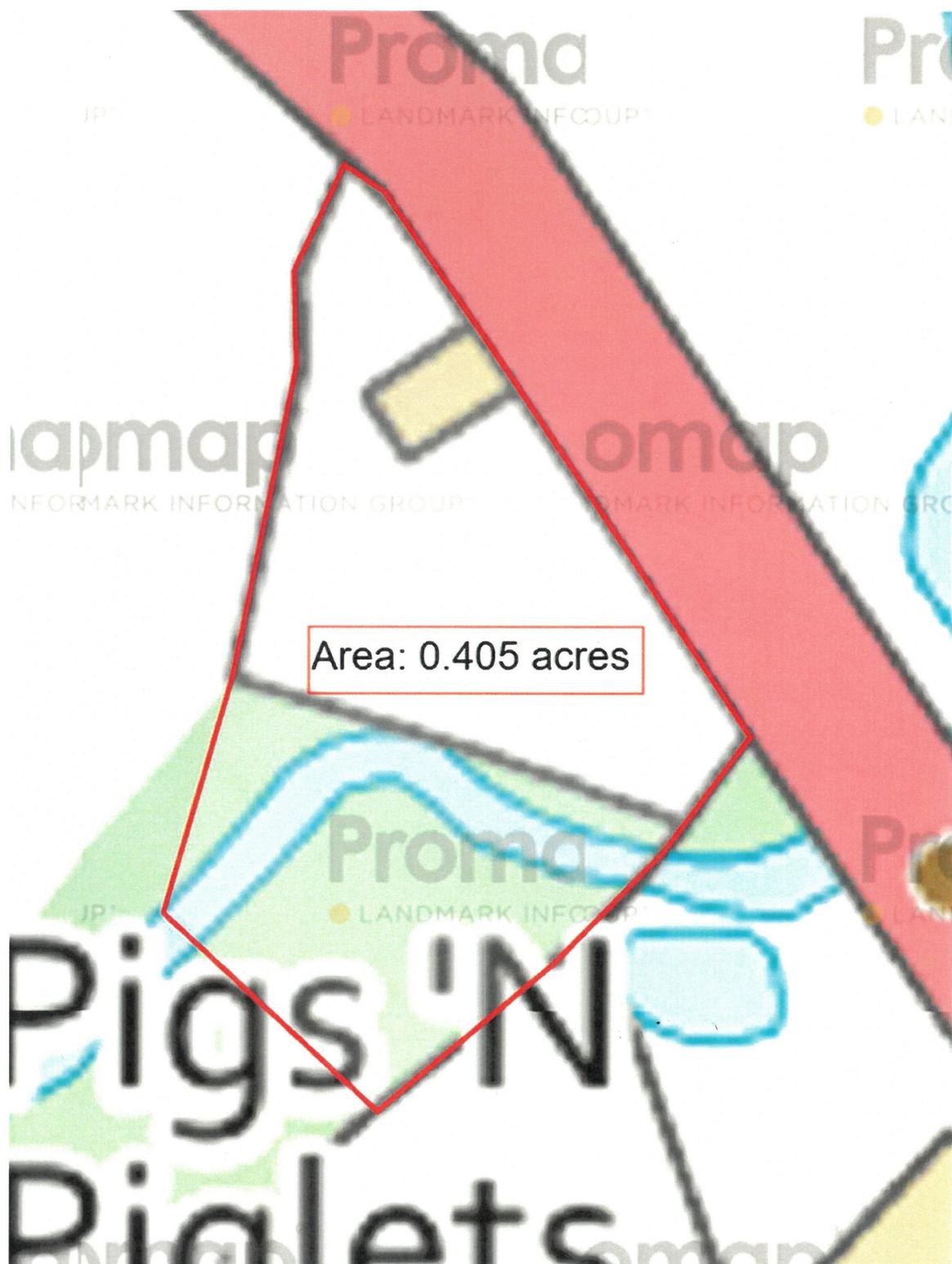
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'D'.

## **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, solid fuel central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



Area: 0.405 acres

***For Identification Purposes  
Only***

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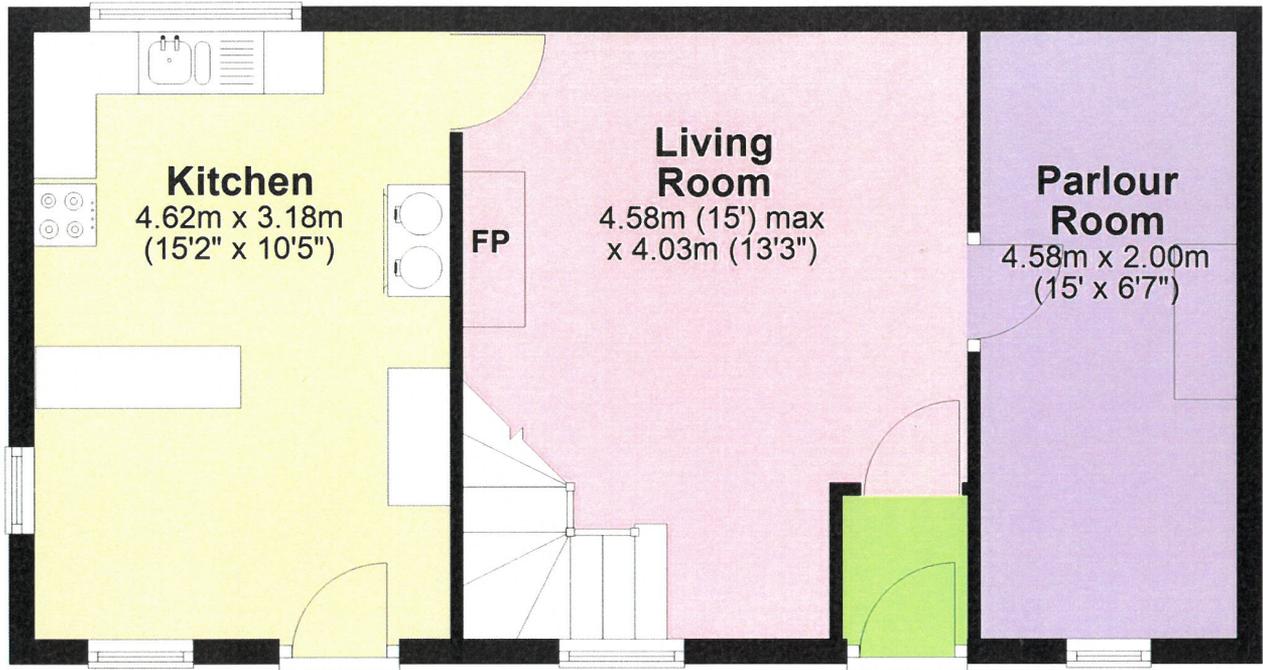
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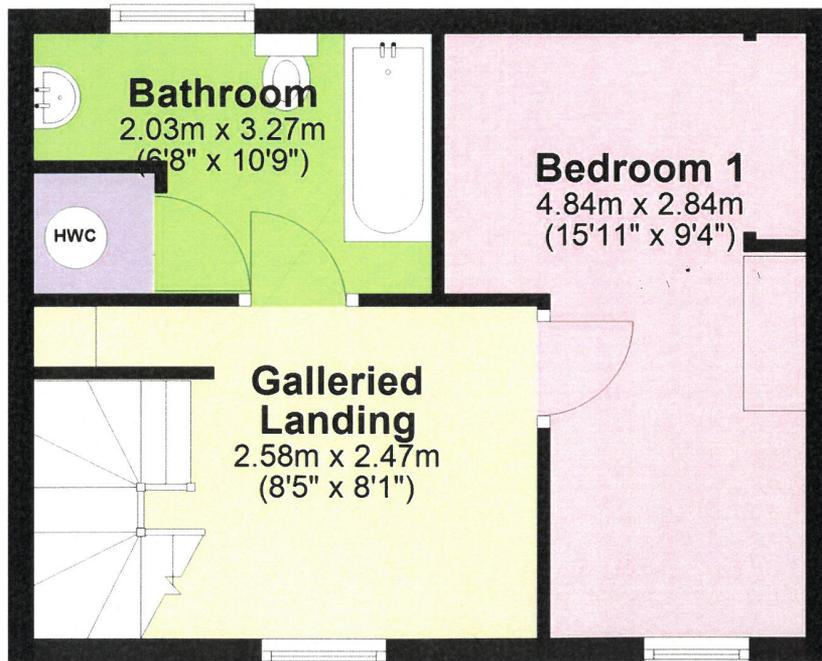
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## Ground Floor



## First Floor



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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

**Penybont , Harford, Llanwrda**

**Council Tax:** Band D

N/A

**Parking Types:** Gated. Private. Rear.

**Heating Sources:** Double Glazing. Wood Burner.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** G (15)

**Has the property been flooded in last 5 years?** Yes

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

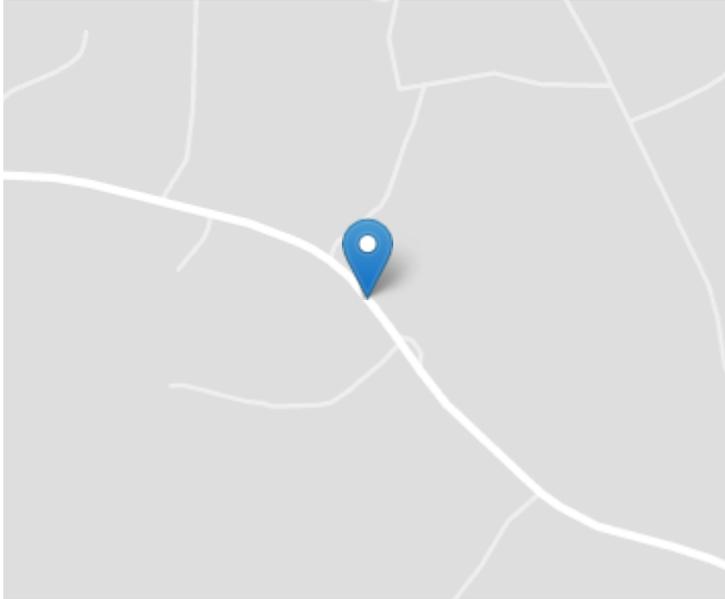
**Is the property listed?** No

**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 Lampeter take the A482 road towards Llanwrda. Proceed through Cwmann for approximately 3 miles. As you enter the Village of Harford continue past Derwen Garage and the property will be located thereafter on your right hand side, 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	15	
<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 :

**Lampeter Office**  
**12 Harford Square**  
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