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RICS



Since 1989

Delightful 4 acre smallholding, Detached Bungalow, Garage, Grounds and Pasture Land. 4 Acres or thereabouts. River Boundary. Near Llandysul. West Wales.



Eithinog, Pentrecwrt, Llandysul, Carmarthenshire. SA44 5AT.

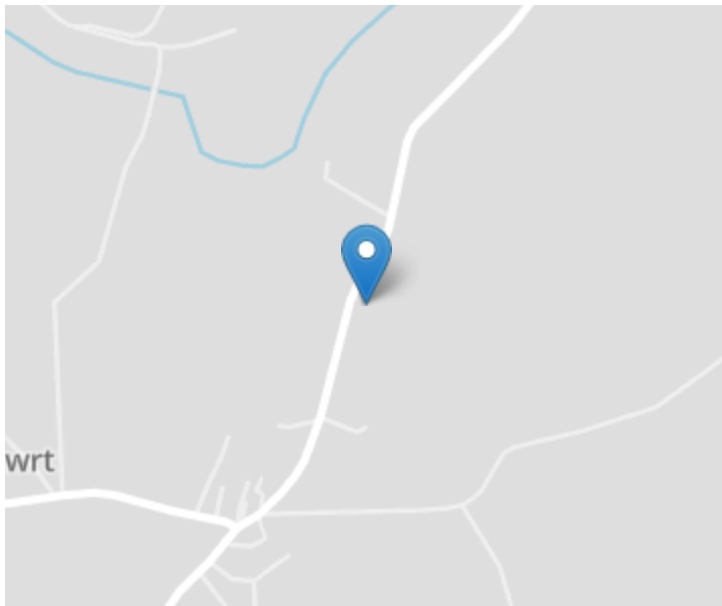
A/5073/DD

£455,000

**** A most attractive residential Smallholding ** Edge of village location ** Appealing, comfortable and well presented 3 Bedroom Bungalow with Garden Room and Garage ** Lovely easily maintained Grounds ** Adjacent pasture land in 2 Paddocks with river on lower boundary ** 4 Acres or thereabouts ****

Built of traditional construction with double glazing and central heating the accommodation offers: Entrance Hall, Lounge, 3 Double Bedrooms, Bathroom with shower and wc, rear Kitchen/Dining Room, Utility Room, rear Garden Room and side Porch. Detached single Garage.

Located on the edge of the Teifi Valley village community of Pentrecwrt, easy walking distance of a convenience store and 2 x public houses. Set back off the main A486 Llandysul/Carmarthen road, only some 2 miles from the town of Llandysul with its comprehensive range of shopping and schooling facilities and easy travelling distance of the towns of Lampeter, Newcastle Emlyn and Cardigan. Less than ½ hour drive from Carmarthen and the link road to the M4 motorway and equidistant to the Cardigan Bay coast with its several popular sandy beaches.



THE ACCOMMODATION

Entrance Hall

13' 0" x 5' 4" (3.96m x 1.63m) with uPVC double glazed entrance door with stained glass inset, telephone point, double panel radiator.



Front Lounge

17' 2" x 15' 7" (5.23m x 4.75m) With a brick feature open fireplace currently with a Dimplex Danville coal effect electric fire, matching half circular TV shelves to each side, front aspect window, feature inset octagonal ceiling, double panel radiator, wall lights with dimmer switch.



Rear Kitchen/Dining Room

20' 0" x 12' 0" (6.10m x 3.66m) The Kitchen area has a tiled floor and a fitted range of oak fronted wall and base cupboard units with Formica working surfaces, stainless steel single drainer sink unit with mixer tap, slot in oven with cooker hood, part tiled walls, rear aspect window.

The Dining area has a central heating radiator and 6' French doors leading out to:





Rear Garden Room

12' 3" x 10' 11" (3.73m x 3.33m) With tiled floor, hardwood effect uPVC double glazed windows all round with vertical blinds, central heating radiator, 2 x external doors.



Utility Room

11' 9" x 5' 2" (3.58m x 1.57m) With tiled floor, base cupboard with stainless steel single drainer sink unit with mixer tap, appliance space and plumbing for automatic washing machine. Houses the Trianco oil fired central heating boiler, rear aspect window, door to:



Side Porch

in UPVC double glazing with tiled floor.

Inner Hallway

16' in length with built-in cloak cupboard and built in airing cupboard, hatch to partly boarded and fully insulated loft.

Front Double Bedroom 1

12' 2" x 10' 0" (3.71m x 3.05m) with central heating radiator, front aspect window.



Front Double Bedroom 2

14' 8" x 12' 0" (4.47m x 3.66m) with central heating radiator and front aspect window.



Rear Double Bedroom 3

12' 8" x 12' 7" (3.86m x 3.84m) With rear aspect window, central heating radiator and a range of built in wardrobes.



Bathroom

12' 1" x 9' 0" (3.68m x 2.74m) with a white suite provides a panelled bath, pedestal wash hand basin with mirror, shaver light and point over, low level flush toilet, shower cubicle with a Mira Sprint shower unit, central heating radiator, 2nd built in airing cupboard with central heating radiator, ½ tiled walls, rear opaque window.



EXTERNALLY

Walled Entrance

With double galvanised gates leads to a wide tarmacadam drive and large forecourt area leading onto -

Detached Single Garage

21' 0" x 12' 0" (6.40m x 3.66m) with front up and over door, side window and side exterior door.

To The Front

To the front is a pleasant level, good sized lawned garden area with mature ornamental trees, bushes and shrubs. Paths surround the bungalow and leads to an easily maintained rear lawned garden area and highly productive vegetable garden. Cedar wood garden shed.



At the rear

At the rear, access leads on to the adjacent lands, also having a secondary access via right of way.



The Land -

Is gently sloping to level in nature being highly productive and providing clean grazing pastures divided into 2 Paddocks. Bordered on the south west side via a small rambling river (Afon Siedi). The riverbank provides a lovely serene and relaxing space. There is also a further small river which forms a boundary on the north side (Afon Gwrfach).

All set in 4 acres thereabouts - see attached plan.





TENURE

We are informed the property is of Freehold Tenure and will be vacant on completion.

Services

Mains electricity, water and drainage. Oil fired central heating. Telephone subject to BT transfer regulations.

Council Tax Band E.

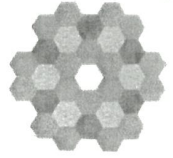
Directions

Travelling on the main A486 road from Llandysul towards Carmarthen when you reach the village of Pentrecwrt this will be the 1st Bungalow on the right hand side as you enter the village.

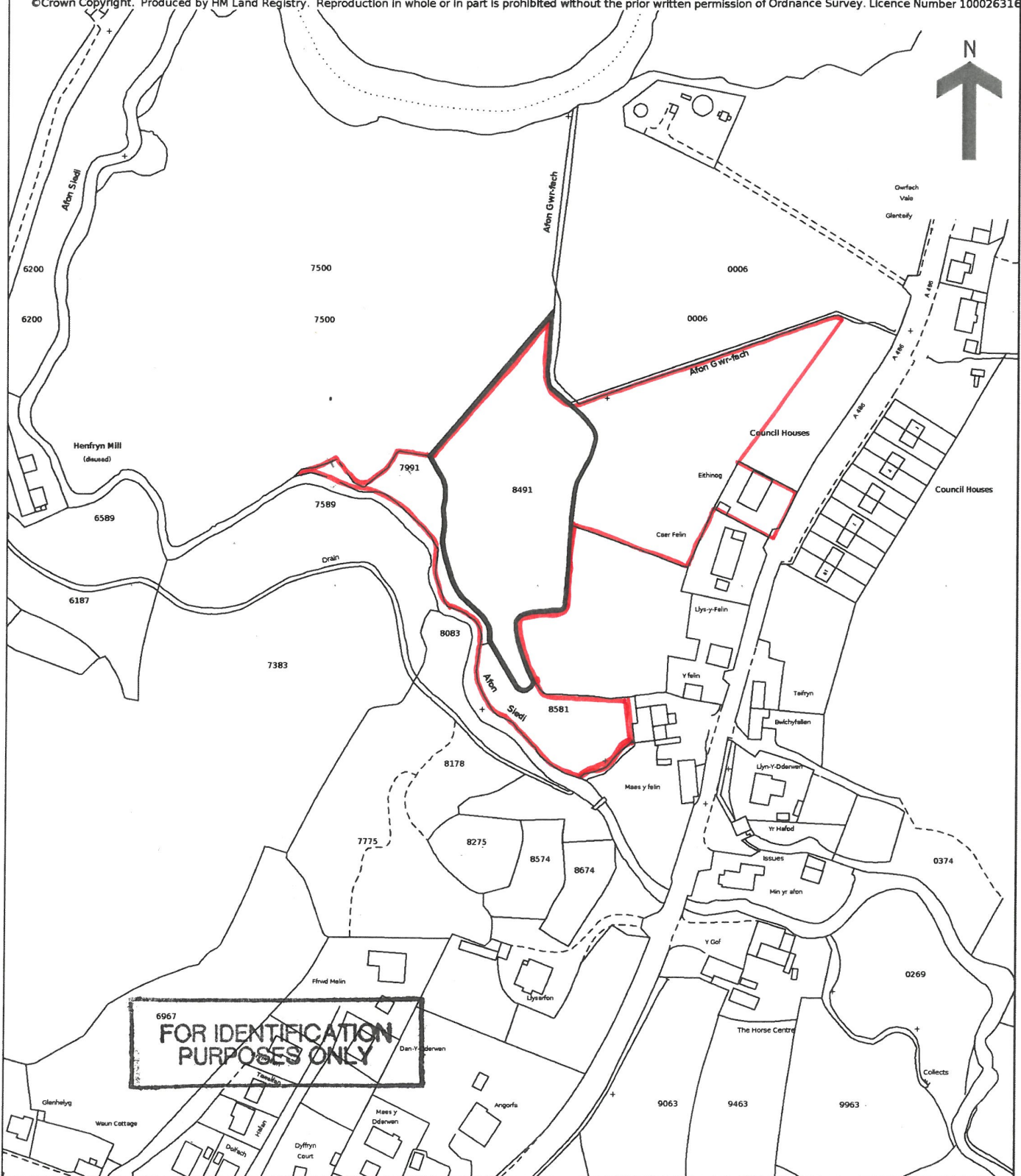
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

HM Land Registry
Official copy of
title plan

Title number **CYM132228**
Ordnance Survey map reference **SN3838NE**
Scale **1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**

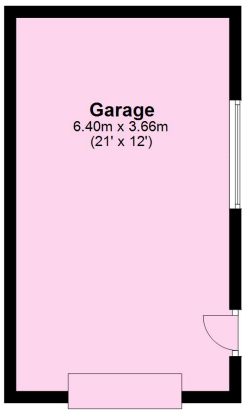


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Ground Floor

Approx. 178.9 sq. metres (1925.5 sq. feet)



Total area: approx. 178.9 sq. metres (1925.5 sq. feet)

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

Eithing, Pentre-Cwrt, LLANDYSUL