

*A substantial and impressive Village residence offering 4 bedrooms arranged over three floors.
Pontwelly, Llandysul, West Wales*



Pontwelly House, Pontwelly, Llandysul, Carmarthenshire. SA44 4AJ.

£365,000

REF: R/5162/LD

*** No onward chain *** A substantial and impressive Village residence *** Now offering 4 bedroomed, 2 bathroomed accommodation arranged over three floors *** Spacious and characterful and an historic building within the Village *** Recently renovated and formerly being Offices *** The perfect Family home with ample living accommodation *** Recently installed solar panels, internal wall insulation and air source heating *** Lower ground floor offering potential further accommodation but currently a blank canvas

*** Useful detached shed/workshop located above the River Tyweli currently a blank canvas but having potential conversion (subject to consent)/studio, home office, annexe, etc (subject to consent) *** Gated entrance with ample parking and turning space *** A blank canvas rear garden backing onto the River Tyweli

*** Popular edge of Town location - Within level walking distance to a range of local amenities within the Town of Llandysul *** Convenient to both the Coast and Town *** Viewings highly recommended - Contact us today



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ABERAERON
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Ceredigion, SA46 0AS
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CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
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LOCATION

The property is located on the edge of the charming Teifi Valley Town of Llandysul in the heart of the unspoilt Teifi Valley, being 16 miles from the County Town and Administrative Centre of Carmarthen, 10 miles inland from Cardigan and New Quay and within easy reach of the University Town of Lampeter, the Georgian and Harbour Town of Aberaeron and the Market Town of Newcastle Emlyn, being the amenity Town of the area. Wider facilities lie within close proximity including Convenience Stores, Business and Leisure and both Junior and Senior Schooling at Ysgol Bro Teifi.

GENERAL DESCRIPTION

A substantial and impressive Village residence situated within the popular location of Pontwelly on the edge of the Market Town of Llandysul. The property has undergone renovation works in recent years and now offers 4 bedroomed, 2 bathroomed accommodation arranged over three floors. The property provides general living space with plenty of character and versatility. It benefits from air source heating, solar panels and internal wall insulation.

Externally there is the benefit of a rear garden together with a detached workshop that is located above the River Tyweli adding further appeal for those seeking storage, hobby space or potential work from home use.

A most appealing home in a convenient Village setting with amenities on your doorstep. Enjoy Coast and Country with the property being very convenient.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

ENTRANCE VESTIBULE

With original Mahogany door.

RECEPTION HALL

With central staircase to the first floor accommodation, radiator.



RECEPTION HALL (SECOND IMAGE)



LOWER LANDING

With

GROUND FLOOR BATHROOM

11' 8" x 10' 2" (3.56m x 3.10m). Having a 3 piece suite comprising of panelled bath with shower over, pedestal wash hand basin, radiator.

GROUND FLOOR SEPARATE W.C.

With toilet.

GROUND FLOOR BEDROOM 1

14' 7" x 9' 5" (4.45m x 2.87m). With radiator, stripped wooden flooring, spot lighting.

**GROUND FLOOR BEDROOM 2**

18' 8" x 10' 1" (5.69m x 3.07m). With radiator, three windows overlooking the river, stripped wooden flooring, spot lighting, built-in cupboard.

KITCHEN/DINER

27' 9" x 12' 4" (8.46m x 3.76m). A Oak fitted kitchen with a range of wall and floor units with granite work surfaces over, Range Master electric/gas cooker stove, Miele extractor hood over, ample dining area, double aspect windows.

**KITCHEN/DINER (SECOND IMAGE)****UTILITY ROOM**

9' 8" x 7' 7" (2.95m x 2.31m). An Oak fitted kitchen with a range of wall and floor units with granite work surfaces over, Miele integrated dishwasher, stainless steel sink and drainer unit, separate Belfast sink, space for fridge/freezer, walk-in boiler cupboard housing the hot water cylinder and immersion offering ample storage space.



DINING ROOM

14' 5" x 12' 5" (4.39m x 3.78m). With radiator, windows overlooking the river to the rear, timber flooring.



LOWER GROUND FLOOR

INNER HALL

With staircase leading from the ground floor.

ROOM 1

18' 5" x 9' 4" (5.61m x 2.84m). With windows to the rear, quarry tiled flooring.

ROOM 2

18' 3" x 9' 5" (5.56m x 2.87m). With quarry tiled flooring.

ROOM 3

5' 8" x 5' 7" (1.73m x 1.70m). With quarry tiled flooring.

ROOM 4

10' 6" x 5' 7" (3.20m x 1.70m). With quarry tiled flooring.

ROOM 5

8' 6" x 8' 1" (2.59m x 2.46m). With Belfast sink, quarry tiled flooring.

REAR HALL

With rear entrance door.

ROOM 6

14' 1" x 12' 8" (4.29m x 3.86m). With windows to the rear, quarry tiled flooring.

ROOM 7

17' 9" x 5' 9" (5.41m x 1.75m). With window to the side, quarry tiled flooring.

FIRST FLOOR

HALF LANDING

With DRESSING AREA, radiator.

FIRST FLOOR BATHROOM

11' 8" x 10' 2" (3.56m x 3.10m). Comprising of a free standing roll top bath with central taps and shower attachment, pedestal wash hand basin, extractor fan, spot lighting.



FIRST FLOOR SEPARATE W.C.

With toilet.

LARGE FRONT LANDING

With potential office space, meter cupboard, access to the loft space.



INNER LANDING

Leading to

FIRST FLOOR BEDROOM 3

14' 3" x 7' 6" (4.34m x 2.29m). With radiator, stripped wooden flooring, spot lighting.



FIRST FLOOR BEDROOM 4

18' 7" x 11' 9" (5.66m x 3.58m). With three windows to the rear overlooking the river, built-in cupboards, spot lighting, stripped wooden flooring.



LIVING/FAMILY ROOM

25' 4" x 20' 0" (7.72m x 6.10m). Truly impressive. A Ball Room style living area with three windows to the front and three windows to the rear, feature Victorian tiled fireplace with a granite hearth, four radiators, parquet style wooden flooring, vaulted ceiling.



LIVING/FAMILY ROOM (SECOND IMAGE)



LIVING/FAMILY ROOM (THIRD IMAGE)



EXTERNALLY

WORKSHOP AND STORES

27' 1" x 23' 1" (8.26m x 7.04m). Of block construction constructed over a steel RSJ over the River Twilley with fitted work benches and central table with a built-in saw bench.



LOFT OVER

23' 1" x 27' 1" (7.04m x 8.26m).

GARDEN AREA

To the rear of the property lies a walled rear garden area offering ample space and could be landscaped to create a great entertaining and Family area.



GARDEN AREA (SECOND IMAGE)



PARKING AND DRIVEWAY

A gated parking area is located to the side of the property offering easy access onto the rear garden, the workshop and the main residence.



FRONT OF PROPERTY



REAR OF PROPERTY



FLOODING

We are informed that the lower ground floor has flooded in recent years.

TENURE AND POSSESSION

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

COUNCIL TAX

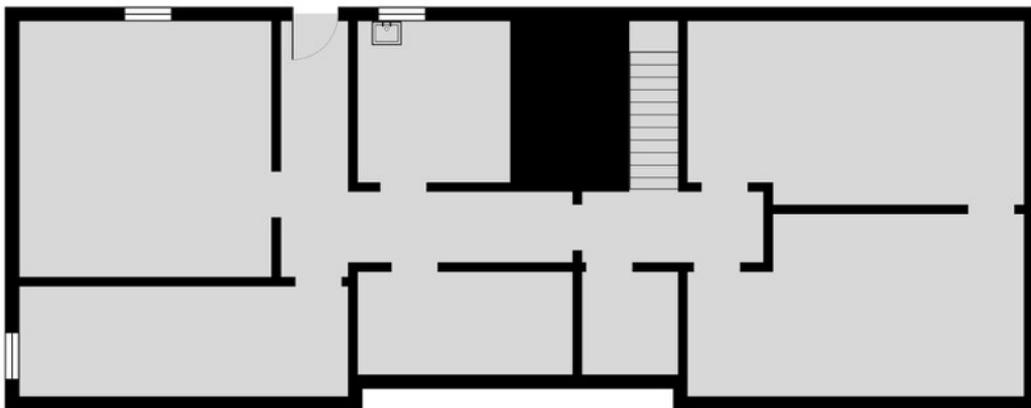
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'D'.

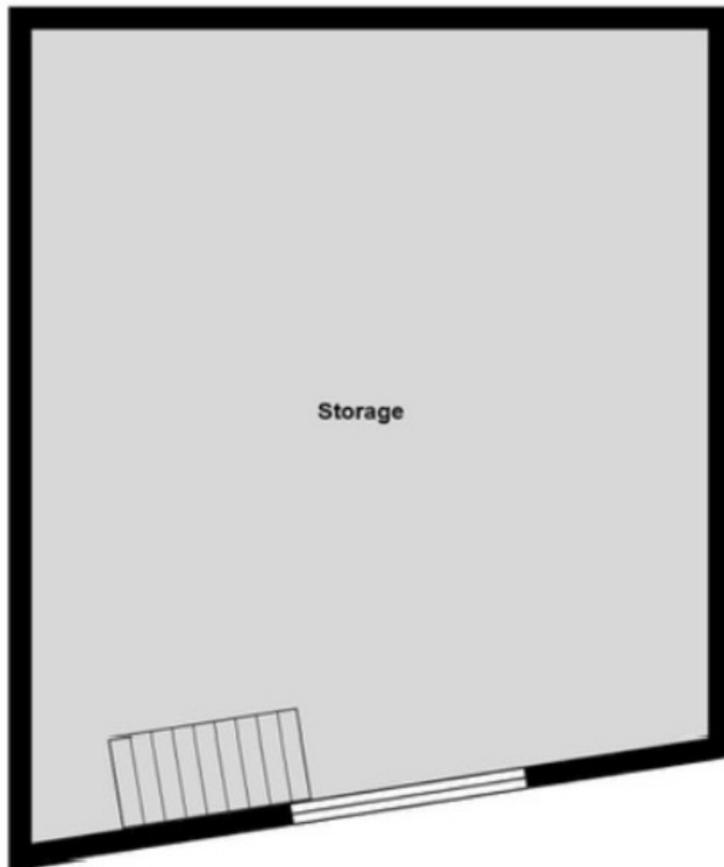
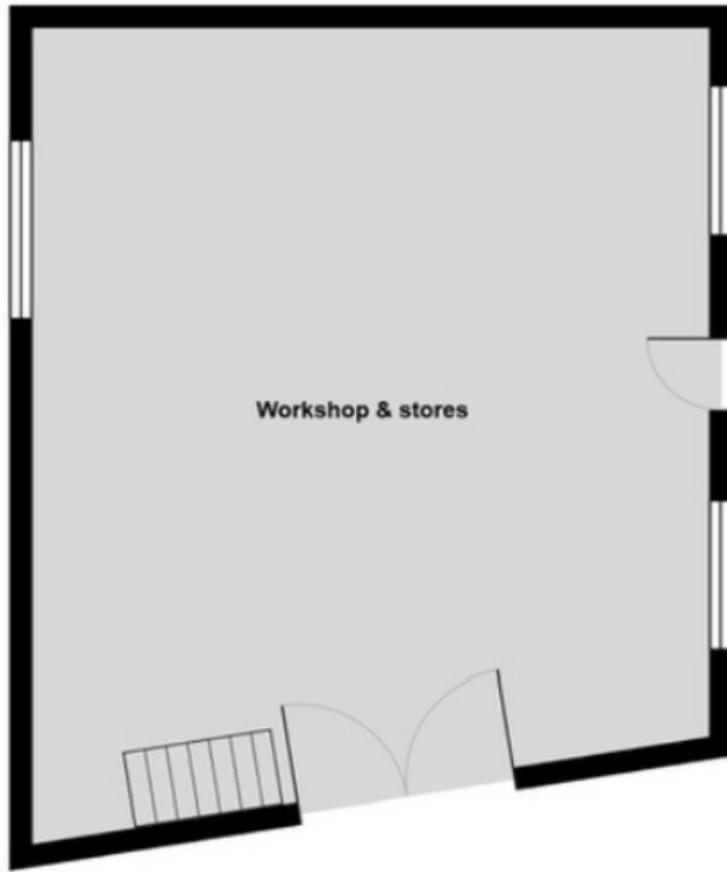
MONEY LAUNDERING REGULATIONS

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

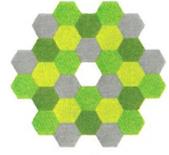
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, newly installed air source heat pump (with a 12 Year Guarantee in place from the time of installation in 2025), double glazing, recently installed solar panels, internal wall insulation, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



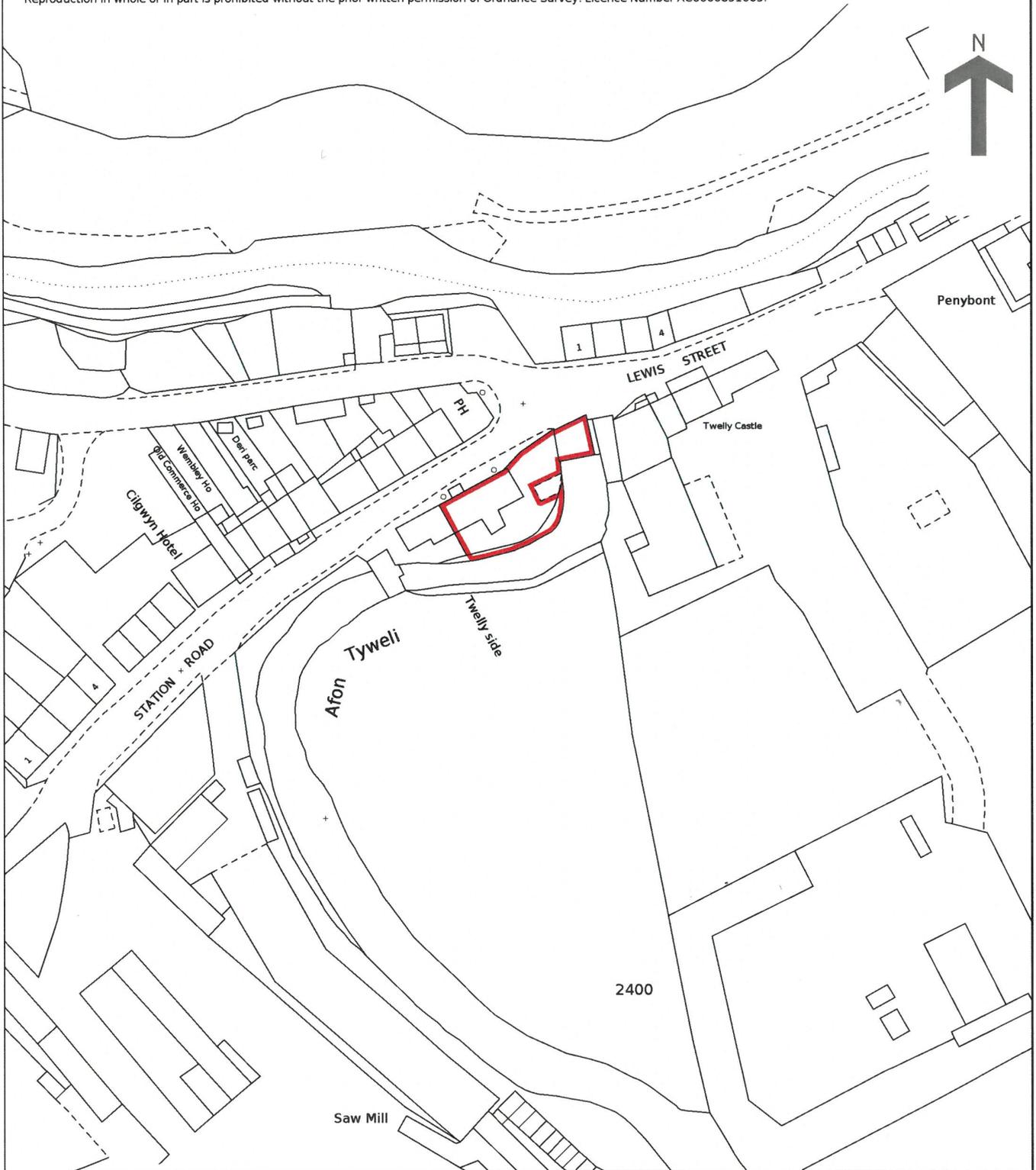


HM Land Registry
Official copy of
title plan

Title number **CYM160742**
Ordnance Survey map reference **SN4140SW**
Scale **1:1250**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.**

Council Tax: Band D

N/A

Parking Types: Garage. Gated. Private.

Heating Sources: Air Source Heat Pump.

Double Glazing. Electric. Solar.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: B (86)

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

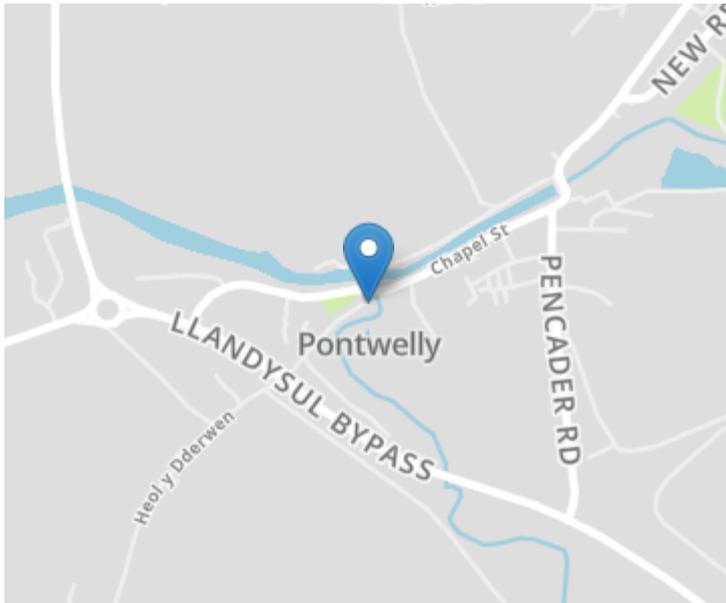
Is the property listed? No

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 Llandysul proceed on the main A486 Pentrecwrt road for approximately half a mile. As you turn off for Bancyffordd Pontwelly House will be the first property on your left hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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 Pages

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

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