

*NO ONWARD CHAIN ** Far Reaching Views With Good Road Access. 23.5 Acres Smallholding With 3 Bedroom Bungalow Which Could Easily Be Changed To 5 Bedrooms. Multi Purpose Outbuilding. Lovely Grounds and Gardens.*



Ffrwdwen, St Clears, Carmarthen. SA33 4NB.

£700,000

A/5473/NT

Superb Location between Carmarthen and St. Clears. Lovely spacious 3 bedroom bungalow with the loft partly finished to offer 2 further bedrooms. Nice large and generously sized rooms with separate dining room, large living room and farmhouse kitchen. Adjoining garage and utility room. Superb far reaching views to rear and sides. Lawned gardens, large parking and turning area and multi purpose outbuilding with concrete floor. 23.5 Acres approx of land in one block to the rear and side of the property. Making it ideal for equestrian or similar farming activities. 2 Miles from St. Clears and 8 miles from Carmarthen just off the Main A 40 dual carriageway. Early viewing is highly recommended.



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CARMARTHEN
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Location

2 miles from the popular town of St. Clears which offers good day to day facilities including shops, leisure facilities and school. 8 Miles from the county and market town of Carmarthen with schools, traditional and national retailers, Lyric Theatre and cinema. Council offices and police headquarters. Livestock market. The popular village of Bancyfelin is just over a mile with junior school and popular public house. The A 40 dual carriageway is at the entrance giving easy access to Pembrokeshire with the popular destinations of Tenby and Saundersfoot, with connection also to the M4 which is 23 miles. Laugharne is 7 miles and Pendine 12 miles.



Ffrwdwen House

The property is a traditional style build offering spacious accommodation but in need of modernization. The property was built as a replacement dwelling free of tie. There are 2 large rooms to the first floor and we are informed that there was a staircase from the kitchen which was removed as the upstairs was rarely used.



Front Hallway

4m x 1.7m (13' 1" x 5' 7")

Front entrance door and door to.



Living Room

5.7m x 5.7m (18' 8" x 18' 8")

Feature fireplace with stone dressed surround and wood mantle over and matching TV shelf to side. 2 x radiators. double glazed window to front and sliding doors to



Dining Room

3.53m x 3.04m (11' 7" x 10' 0")

Double glazed window to rear. Radiator and door to



Rear Hallway

Rear door, store cupboard and door to

Kitchen / Breakfast Room

4.7m x 4.8m (15' 5" x 15' 9")

Range of base units with worktops over and matching wall units. Electric oven, grill and 4 ring hob with extractor fan over. One and a half bowl stainless steel sink with single drainer. Door to front hallway

Inner Hallway



Loft Access. Doors to

Bathroom

2.2m x 4.7m (7' 3" x 15' 5")

Shower cubicle, WC, vanity wash hand basin, B day, Panelled Bath, airing cupboard, Double glazed window to rear and radiator.



Bedroom

3.2m x 4.9m (10' 6" x 16' 1")

Double glazed window to rear. Radiator.



Bedroom

3.9m x 3.6m (12' 10" x 11' 10")

Double glazed window to front and radiator.



Bedroom

3.6m x 3.6m (11' 10" x 11' 10")

Double glazed window to front and radiator.



Loft Area

The loft was part of the original build and split into 2 rooms. We are informed by the owners that there was a staircase in the kitchen which was removed as the loft was not used.



Loft Room 1

4.5m x 4.9m (14' 9" x 16' 1")

Window to front and opening to



Loft Room 2

4.6m x 4.9m (15' 1" x 16' 1")

Window to front.



Garage

2.3m x 5m (7' 7" x 16' 5")

Up and over door and window to side.



Utility

3m x 3.6m (9' 10" x 11' 10")

Stainless steel sink unit with single drainer. Shower cubicle. Oil boiler running the hot water and central heating system. Window to rear and Separate WC.

Outbuilding

Multi Purpose open front 13.3m x 8.7m with concrete floor and blocked walls to side and rear 3 bay steel framed and ideal to put pony boxes or stables into. Lean to 13.3m x 8.7m concrete floor and blocked walls with gated front entrance.



Land

23.5 Acres of productive grazing growing land. Level and divided into good sized conveniently situated to the main yard area.



Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, private drainage and oil central heating.

Tenure and Possession

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

Council Tax Band

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: F.

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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Construction Type

Traditional

EPC Rating: E (53)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

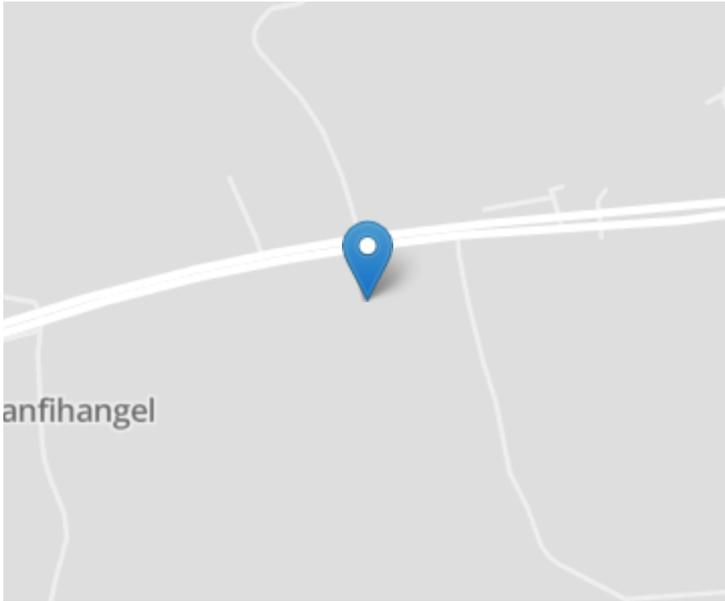
Any risk of coastal erosion? No

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

Directions : From Carmarthen take the A 40 west towards St. Clears. Travel passed the livestock market and showground pass Llangynog turning and the second turning for Bancyfelin. There is a large farm entrance on the left with stone wall entrance. Slow down and indicate left and the entrance will be found on the left.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	53	
(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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