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**RICS**



Since 1989

*Prepare to be impressed. A beautifully presented quality country residence with a holiday let and fantastic views. Ffarmers, West Wales*



**Rhosawel, Ffarmers, Llanwrda, Carmarthenshire. SA19 8EX.**

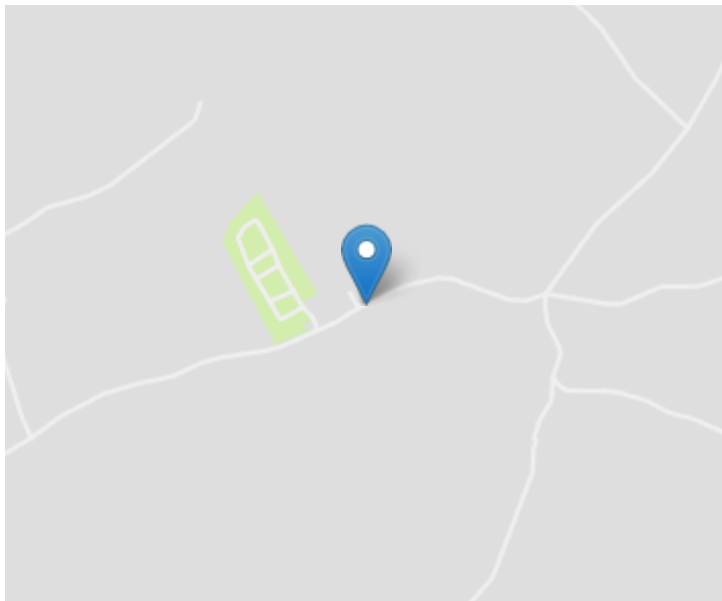
**REF: R/3633/LD**

**£585,000**

\*\*\* Prepare to be impressed \*\*\* A beautifully presented 3 bedroomed, 3 bathroomed country residence \*\*\* A newly completed holiday let with modern and stylish accommodation \*\*\* Superior South facing Family proportioned country property - High end residence \*\*\* Oil fired central heating and UPVC double glazing \*\*\* Low running costs - Privately owned solar panels and highly insulated \*\*\* A great opportunity - Indeed a lifestyle property

\*\*\* Extensive and well stocked large level lawned garden \*\*\* Large gravelled patio area to the front \*\*\* Private gated gravelled driveway providing ample parking and turning space for both the holiday let and main dwelling

\*\*\* Picturesque and far reaching views over the North Carmarthenshire hills and open countryside \*\*\* Early inspection highly recommended - You will not be disappointed with the quality of this home \*\*\* Well equipped kitchens and bathrooms \*\*\* Holiday let with impressive income figures and good level of bookings \*\*\* Perfect rural position with 360 degrees breath taking views



## LOCATION

Ffarmers is a delightful rural Village set amongst the North Carmarthenshire hills territory and on the edge of the Cambrian Mountains. The property has a delightful South facing position set off a quiet district road about a mile from the Village and enjoys delightful and picturesque views across the open countryside of North Carmarthenshire. The University and Market Town of Lampeter is within 8 miles with the Market Towns of Llandeilo and Llandovery each within 12 miles. Carmarthen, which is the strategic main Town of the area, is 20 or so miles to the South and the Cardigan Bay Coastline at Aberaeron is within a 25 minute drive.



## GENERAL DESCRIPTION

The placing of this beautiful renovated quality residence on the open market truly does offer an unique opportunity for potential Purchasers to acquire a superior 3 bedroomed, 3 bathroomed property that benefits from oil fired central heating and UPVC double glazing.

The additional benefit of the property is its newly created 1 bedroomed holiday let with stylish accommodation with high end fixtures and fittings and with good booking levels throughout the year.

The property as a whole sits within an extensive plot with well kept and level lawned areas, being private and not overlooked, and offers a great business opportunity.

It could suit itself as a Family home with an annexe or as currently utilised as a holiday let business. The property of this calibre does not come to the market often and enjoys mesmerising views over the surrounding North Carmarthenshire hillside.



## THE ACCOMMODATION

### RECEPTION HALL

Accessed via a UPVC composite front entrance door with leaded insets, ceramic tiled flooring with under floor heating, timber staircase to the first floor accommodation.



### LIVING ROOM

11' 3" x 21' 10" (3.43m x 6.65m). With inglenook fireplace



with a lined flue, cast iron multi fuel stove on a raised stone hearth, industrial laminate flooring, double aspect views over the front and rear gardens.



## KITCHEN



21' 7" x 9' 2" (6.58m x 2.79m). With a high quality Oak Magnet fitted kitchen with a range of wall and floor units with breakfast bar, incorporating a 1 1/2 sink and drainer unit, ceramic tiled flooring, stone feature open fireplace with hearth, Classic 90 Range Master with 5 ring gas hob and triple oven, built-in dishwasher and fridge/freezer, contemporary



ght fittings and spot lighting.

## UTILITY ROOM

9' 8" x 11' 2" (2.95m x 3.40m). With fitted wall and floor cupboards, integrated fridge/freezer, plumbing for automatic washing machine and tumble dryer, ceramic tiled floor, shower cubicle with mains fed shower, access to insulated loft.



## GROUND FLOOR CLOAKROOM

A modern suite comprising of a low level flush w.c., vanity unit with wash hand basin, fully tiled walls and floor, extractor fan.



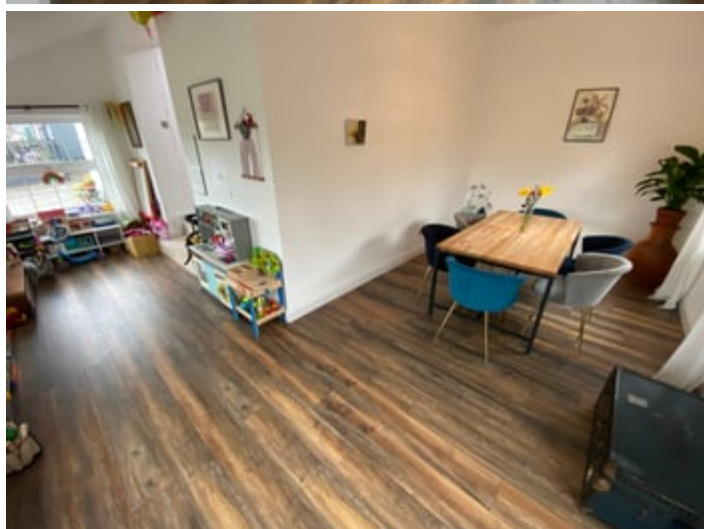
## THROUGH HALL

Leading to

## REAR PORCH

8' 2" x 5' 7" (2.49m x 1.70m). Housing the Grant oil fired central heating boiler, solar panel control system, half glazed UPVC rear entrance door.

## DINING/SITTING ROOM



22' 9" x 19' 10" (6.93m x 6.05m) max. An 'L' shaped open plan living space with UPVC French doors to the front

garden area, triple aspect windows, telephone point. Accessed via the kitchen area.

## FIRST FLOOR

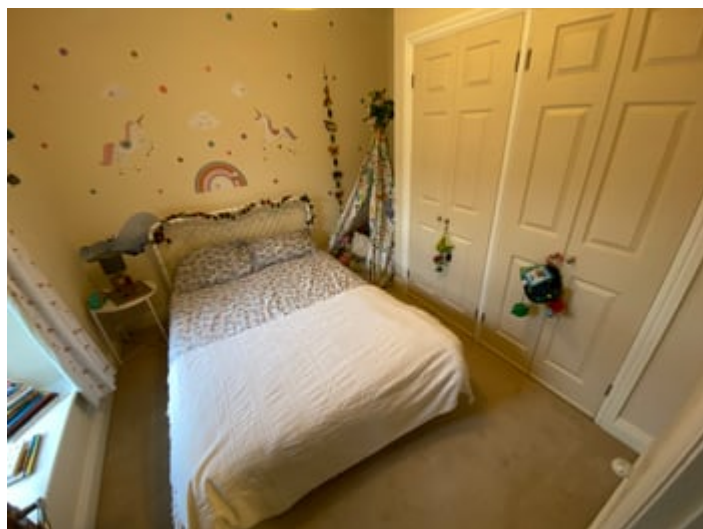
## GALLERIED LANDING

With two upright radiators, access to an insulated loft space, double aspect windows to the front and rear with fantastic views, airing cupboard with hot water tank, shelving and immersion heater.



## BEDROOM 2

9' 5" x 9' 6" (2.87m x 2.90m). With large fitted wardrobes with an upright radiator, views overlooking the open fields to the rear.





## BEDROOM 1



11' 3" x 11' 9" (3.43m x 3.58m). With upright radiator, large built-in wardrobes, large picture window enjoying picturesque views over the unspoilt countryside to the front.

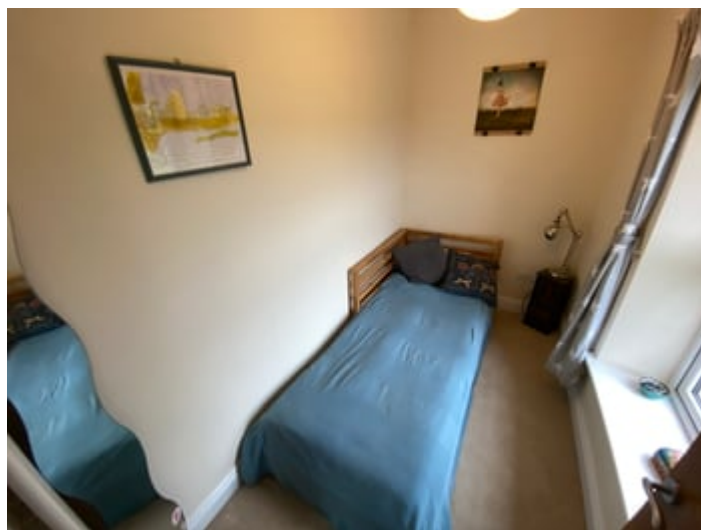
## EN-SUITE TO BEDROOM 1

9' 7" x 11' 11" (2.92m x 3.63m). A modern and contemporary designed Burlington London Victorian bathroom suite with low level flush w.c., spacious double shower cubicle with chrome mains fed shower, bidet, Antique style pedestal wash hand basin with chrome mixer tap, Bespoke chrome heated towel rail, illuminated mirror with shaver light and point.



## BEDROOM 3

9' 4" x 5' (2.84m x 1.52m). With upright radiator. Telephone socket.



## BATHROOM

9' 4" x 5' 10" (2.84m x 1.78m). A contemporary styled Burlington London suite comprising of a panelled bath with Victorian shower head with chrome mixer tap, low level flush w.c, Antique style pedestal wash hand basin with chrome mixer tap, Bespoke heated towel rail.



## 'THE CWTCH' HOLIDAY LET

## 'THE CWTCH' (FIRST IMAGE)





## KITCHEN/LIVING AREA

21' 5" x 22' 0" (6.53m x 6.71m). An impressive room with 12ft bi-folding doors that opens onto the composite decking and enjoys mesmerizing views over the surrounding North Carmarthenshire hillside.

Fitted Kitchen with USB points, a range of floor units with 1 1/2 sink and drainer unit, electric oven, 4 ring hob with extractor hood over, integrated tumble dryer and washing machine, corner cast iron multi fuel stove on a Welsh Slate hearth, radiator, storage cupboard with sprinkler system.



## LUXURY BATHROOM



With a free standing bath, corner shower cubicle, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, spot lighting, extractor fan.

## BEDROOM



18' 3" x 17' 0" (5.56m x 5.18m). With radiator, sockets with usb points, access to the boarded loft space.



## 'CWITCH' GARDEN AREA



With a large composite decking area with fantastic views and housing the outdoor bath tub with hot water tap.

## EXTERNALLY

### GARDEN

A particular feature of this attractive and superior residence is its extensive lawned garden area that surrounds both properties and gives plenty of space and indeed privacy. The plot extends to approximately 0.5 of an acre and is accessed via a gated concrete/gravelled driveway giving easy access to both the main residence and the annexe and also provides great parking and hard standing space.

The garden itself benefits from a fruit tree orchard, a range of ornamental shrubbery and bushes and mature hedging.

To the front lies a spacious gravelled patio area ideal for 'al-fresco' dining and a place to sit and relax and take in the beautiful countryside that surrounds you, in particular the unspoilt views over the Carmarthenshire hills.







## VIEWS TO THE FRONT



## AGENT'S COMMENTS

A stunning proposition with an impressive country house and holiday let.

## TENURE AND POSSESSION

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

## COUNCIL TAX

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

## Services

We are informed the property benefits from mains water, and private water source, mains electricity, private drainage, oil fired central heating with under floor heating on the ground floor, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Superfast Broadband available, privately owned solar panels for electricity on high f.i.t.

## Directions

On the A482 turn at the Former 'Royal Oak Public House' for Ffarmers. Proceed through the Village of Ffarmers, turning right by the 'Drovers Inn' Public House. Continue along this lane and out of the Village for a further mile. Rhosawel will be located on your left hand side next to Maesbach Caravan Park.

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](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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