

*A delightful country cottage with an extensive rear garden. Centre of Village location. Llansawel, Llandeilo, West Wales*



Gwynfryn, 1 Bethel Terrace, Llansawel, Llandeilo, Carmarthenshire. SA19 7JL.

**£120,000**

**REF: R/4545/LD**

\*\*\* No onward chain \*\*\* A traditional mid terraced cottage \*\*\* In need of general modernisation and updating \*\*\* Full of original character and charm \*\*\* 2 bedroomed accommodation \*\*\* Recently modernised kitchen and wet room/shower room \*\*\* Traditional stone and slate construction - Recently re-roofed \*\*\* UPVC double glazing and electric heating

\*\*\* Rear courtyard garden with path leading down to an unexpected extensive rear garden \*\*\* Well stocked providing mature woodland/parkland style garden \*\*\* Abundance of native and ornamental trees, shrubbery and plants \*\*\* Could provide the most perfect cottage style garden \*\*\* Enjoying far reaching views over open farmland \*\*\* A rare occurrence for a large garden within a Village setting \*\*\* Outbuildings in need of repair and dismantling

\*\*\* Neighbouring Village Chapel and Graveyard \*\*\* Perfectly suiting 1st Time Buyers \*\*\* Approximately 10 miles from Llandeilo and 9 miles from Lampeter \*\*\* Popular Village Community with two Public Houses and Village Hall \*\*\* Viewings highly recommended - Contact us today to view



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## LOCATION



Gwynfryn is located within the Village Community of Llansawel in North Carmarthenshire. Llansawel is located 9 miles South from the University Town of Lampeter and 10 miles from the Market Towns of Llandovery and Llandeilo, all with a variety of amenities such as Supermarkets, Primary and Secondary Education, Places of Worship, G.P. Surgery. The property is also within easy commuting distance to County Town and Administrative Centre of Carmarthen and the M4 Intersection at Crosshands.

## GENERAL DESCRIPTION



Gwynfryn is a traditional mid terraced cottage that offers 2 bedroomed character accommodation. The property is in need of general modernisation and updating but enjoys a modernised kitchen and wet room/shower room. It benefits

from UPVC double glazing and electric heating.

A particular feature of the property is its unexpected and extensive rear garden enjoying an abundance of mature trees, shrubbery and plants and a woodland/parkland style garden. It is private and not overlooked and benefits from an outhouse that is in need of repair.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### LIVING ROOM

16'2" x 12'10". Accessed via a UPVC front entrance door, enclosed staircase to the first floor accommodation, exposed stone walls, beamed ceiling, feature fireplace (not operational), electric night storage heater.



### SECOND RECEPTION ROOM

16'4" x 11'8". With double aspect windows, traditional exposed stone walls, beamed ceiling, feature open fireplace (not operational), electric wall panel heater.



## KITCHEN

16'2" x 14'10". A modernised fitted kitchen with a range of wall and floor units with work surfaces, stainless steel sink and drainer unit with electric water heating system, space and plumbing for washing machine.

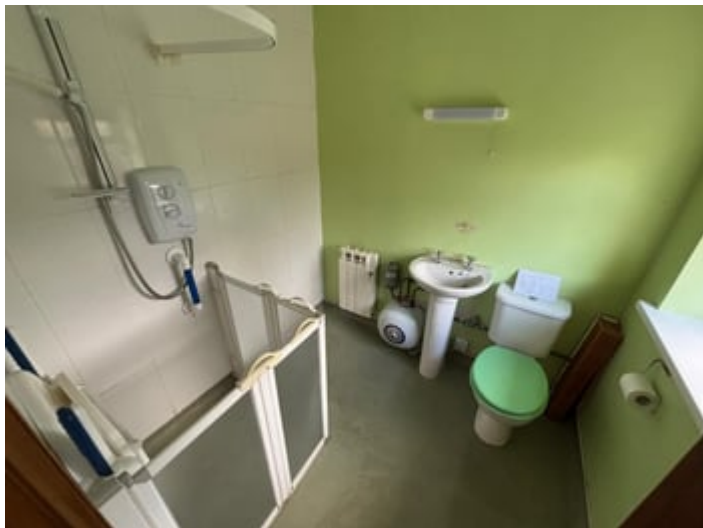


## REAR HALLWAY

With UPVC rear entrance door to the garden.

## WET ROOM

With a walk-in shower facility, low level flush w.c., pedestal wash hand basin with electric water heating system.



## FIRST FLOOR

### BEDROOM 1

16'2" x 12. With exposed stone walls, beamed ceiling, feature fireplace (not operational), electric night storage heater, double aspect windows.



### BEDROOM 2

16'3" x 11'8". With exposed stone walls, beamed ceiling, feature open fireplace (not operational), electric night storage heater, double aspect windows.



## EXTERNALLY

### GARDEN

To the rear of the property lies a small courtyard garden area that leads down to a small path leading onto the extensive mature garden. The garden has been left to nature in recent years but provides a mature woodland/parkland style garden with an abundance of native and ornamental trees, shrubbery and plants and would provide the most perfect cottage style garden with far reaching views over open farmland. A rare occurrence for a large garden within a Village setting.





GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



GARDEN (FIFTH IMAGE)



GARDEN (SIXTH IMAGE)



RANGE OF OUTHOUSES

In need of repair or dismantling.





**OUTHOUSES (SECOND IMAGE)**



**FRONT OF PROPERTY**



## **REAR OF PROPERTY**



## **AGENT'S COMMENTS**

An exciting opportunity. A character Village residence with an extensive garden. A must view.

## **PLEASE NOTE**

It is a possessory title but the vendor will pay for indemnity insurance.

## **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 - 'B'.

## **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**

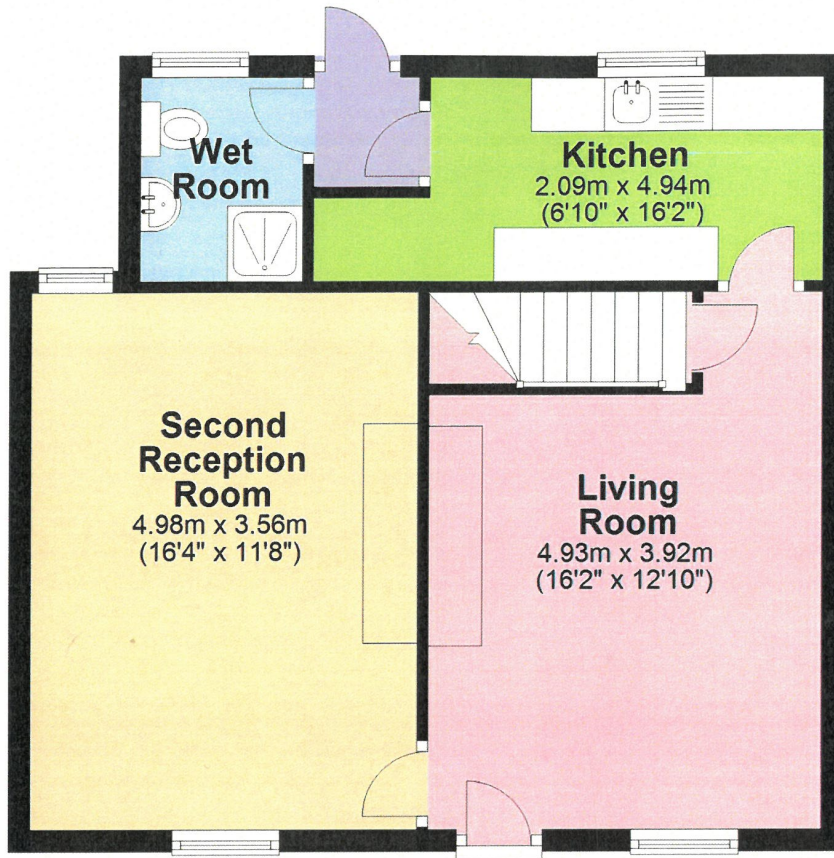
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric heating, double glazing.





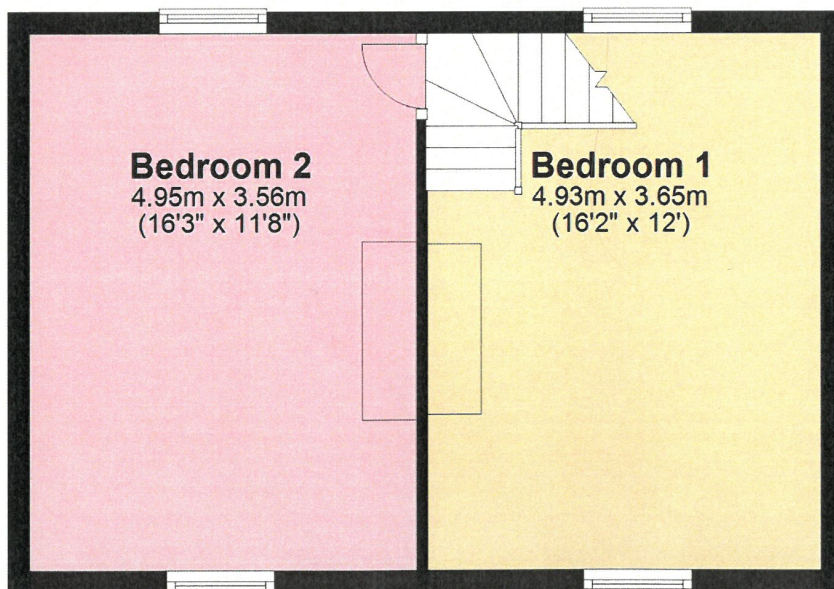
## Ground Floor

Approx. 49.6 sq. metres (533.7 sq. feet)



## First Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



Total area: approx. 86.0 sq. metres (925.2 sq. feet)

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

Plan produced using PlanUp.

**Gwynfryn, 1 Bethel Terrace, Llansawel**

**Council Tax:** Band B

N/A

**Parking Types:** No Parking Available.

**Heating Sources:** Double Glazing.  
Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** Wet room.

**EPC Rating:** E (52)

**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

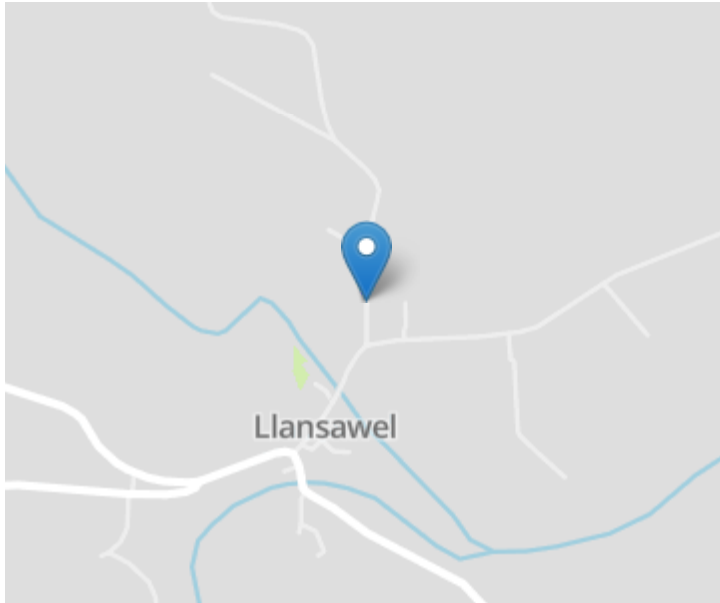
**Is the property listed?** No

**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

From Lampeter proceed South on the A482 towards Llanwrda proceeding through Cwmann and onto Pumpsaint. Proceed through Pumpsaint. Continue to the former 'Bridge End Inn' Public House. Turn right for Talley onto the B4302 road. Proceed through Crugybar and turn right at the next crossroads for Llansawel. On reaching Llansawel and on passing the former School on your left hand side take the next left turning. Gwynfryn will be located on your left hand side adjoining Bethel Chapel, 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](https://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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

**Lampeter Office**  
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