

A rare opportunity to acquire a 1 Bedroom cottage and a 1 Bedroom detached Blacksmiths cottage. Near Drefach Velindre, West Wales.



Cilcraig Drefelin, Closygraig, Drefach Velindre, Llandysul, Carmarthenshire. SA44 5XD.

£300,000

REF: R/4170/LD OFFERS OVER

*** An unique and unrivalled opportunity *** Consisting of two recently refurbished cottages *** Cilcraig offers a 1 bedroomed semi detached cottage *** Cornerstone Smithy offers an open plan 1 bedroomed living area currently being run as a successful Air BnB. *** Positioned on a large plot of approximately 1/3rd of an acre with two separate private garden areas *** Separate oil fired central heating systems, mains water and mains electricity

*** Generous gravelled parking area for four vehicles *** Nicely bounded by a small stream *** Beautifully refurbished yet retaining many of its original character features and charm *** High end kitchen and modern bathroom *** Well designed garden with a quiet garden, workshop, treehouse and garden store *** Individually designed and a haven for local Wildlife - Especially Bird watching

*** Lovely rural position yet 1.5 miles from the popular Village of Drefach Velindre with an excellent range of local facilities and a 10 minute drive to the Market Towns of Newcastle Emlyn and Llandysul *** Popular and well rated holiday let



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CARMARTHEN
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LOCATION

The cottages are rurally positioned on the edge of Drefach Velindre and benefits from a lovely quiet location surrounded by the unspoilt Welsh countryside. The properties lie approximately 4 miles equidistant from the Market Towns of Newcastle Emlyn and Llandysul and 13 miles North from the County Town of Carmarthen. Drefach Velindre offers excellent local facilities with Public Houses, Convenience Store, Junior School and Agricultural Merchants. The cottages are 30 minutes from Cardigan Bay and 30 minutes from New Quay. Beautiful waterfalls in the surrounding areas and lovely walks.

GENERAL DESCRIPTION

A rare and unrivalled opportunity to acquire beautifully renovated cottages with Cilcraig offering a 1 bedroomed semi detached cottage being renovated whilst retaining many of its original features and benefiting from oil fired central heating and recently being re-roofed. Cornerstone Smithy offers an open plan living area with a loft/bedroom, again retaining many of its original features, with the original kiln still in-situ, again benefiting from a separate oil fired central heating system.

The properties are positioned nicely within their own extensive plot of approximately 1/3rd of an acre with separate garden areas and ample parking. The gardens have been lovingly maintained and designed by the current Owners and now offers a peaceful quiet garden with a large workshop/summerhouse, purpose built treehouse and garden store. In all providing the perfect outdoor space and offers a home with income capabilities.

The cottages have a lot of history attached to them, built in the 1860's, the main cottage was originally one of five, "the Wool Workers Cottages" and the "Cornerstone Smithy" was once the only Blacksmiths in the Village.

The properties in particular offer the following accommodation.

CILCRAIG

The accommodation at present offers more particularly the following.



BARN DOOR

Leading to



OPEN PLAN LIVING AREA

24' 8" x 13' 9" (7.52m x 4.19m). With a Dark Green (Benchmarks) Shaker style fitted kitchen with hardwood effect work surfaces over incorporating a ceramic 1 1/2 sink and drainer unit, central island with oak worktops with tower electric sockets, walk-in pantry cupboard with lighting, electric double oven Range with 6 ring hob and plate warmer,

pull out spice drawer.



OPEN PLAN LIVING AREA (SECOND IMAGE)



OPEN PLAN LIVING AREA (THIRD IMAGE)



LIVING AREA

Benefiting from a vaulted ceiling with original beams and Velux roof window, exposed stone walls with a free standing cast iron multi fuel stove and exposed hearth, stable style front entrance door.



WORKING LOG FIRE



BEDROOM 1

11' 0" x 9' 2" (3.35m x 2.79m). With double aspect windows with original window shutters, two radiators.

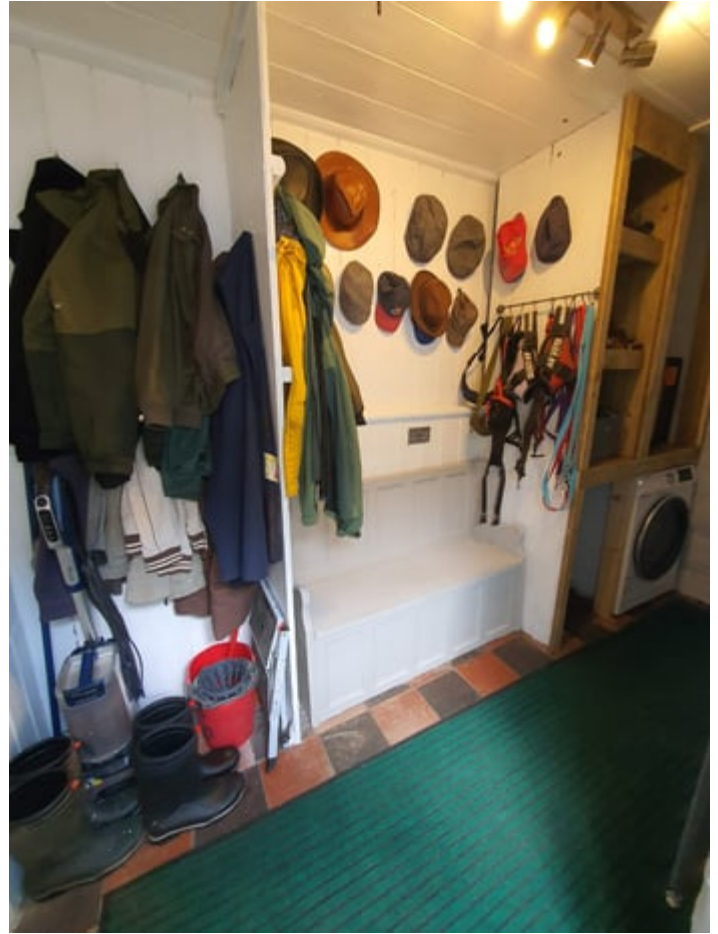


BOOT ROOM

5' 6" x 8' 2" (1.68m x 2.49m). With plumbing and space for automatic washing machine, Red and Black original quarry tiled flooring, UPVC stable style entrance door.



BOOT ROOM (SECOND IMAGE)



BATHROOM

8' 2" x 5' 6" (2.49m x 1.68m). A stunning and modern fully tiled suite with a 12 jet jacuzzi bath with double headed shower over, low level flush w.c., double door vanity unit with wash hand basin, Velux roof window, extractor fan.



CILCRAIG GARDEN

A quiet garden having direct access onto the stream, fitted planters and seating area with space for firepit, well designed bridge leading from one side of the garden to the other.



CILCRAIG GARDEN (SECOND IMAGE)



DECKING AREA

Please Note: The vendor has informed us that there is a potential to have a rear extension under permitted development with the wiring already in place.



CORNERSTONE SMITHY

The accommodation at present offers more particularly the following.



OPEN PLAN KITCHEN/LIVING AREA

21' 5" x 14' 2" (6.53m x 4.32m). With a Bespoke fitted kitchen with fitted wall and floor units with stainless steel sink and drainer unit, electric oven and hob, staircase leading to the mezzanine floor above.



LIVING ROOM AREA

With original wooden flooring, original Blacksmith's kiln (of 1860) still in-situ, cast iron multi fuel stove, original pews and table.



LIVING ROOM AREA (SECOND IMAGE)



LIVING ROOM AREA (THIRD IMAGE)



CHURCH PEW SEATING AREA



SHOWER ROOM

A modern suite with a corner shower cubicle, low level flush w.c., pedestal wash hand basin, extractor fan.



MEZZANINE LOFT/BEDROOM

11' 8" x 10' 9" (3.56m x 3.28m). With 'A' framed exposed beams and Velux roof window.



CORNERSTONE SMITHY PRIVATE GARDEN

Being low maintenance and totally enclosed, having good access via the parking area. It also enjoys a viewing hatch that overlooks the small stream (which we are informed by the Vendors is theirs to maintain and is part of the land) whilst having a Bespoke made to measure bench area.



SEATING AREA



SMALL STREAM



EXTERNALLY

SUMMERHOUSE

24' 0" x 12' 0" (7.32m x 3.66m). With electricity connected with separate fuse box, lighting, large decking area.



TREEHOUSE

With lighting and views across the Valley. Great for Bird watching.



WORKSHOP

15' 6" x 7' 3" (4.72m x 2.21m). With electricity connected.



DOG KENNEL/GARDEN STORE

8' 2" x 7' 8" (2.49m x 2.34m). With electricity connected.

GARDEN

The garden is laid mostly to lawn being private and enclosed and enjoying a beautiful backdrop over open countryside. As mentioned, the garden has been purposely designed and landscaped by the current Owners and is built to enhance the country appeal as well as being a haven for the local Wildlife, especially for Bird watching. The overall size of the land extends to approximately 1/3rd of an acre. Therefore in all a highly attractive country property that deserves early viewing.



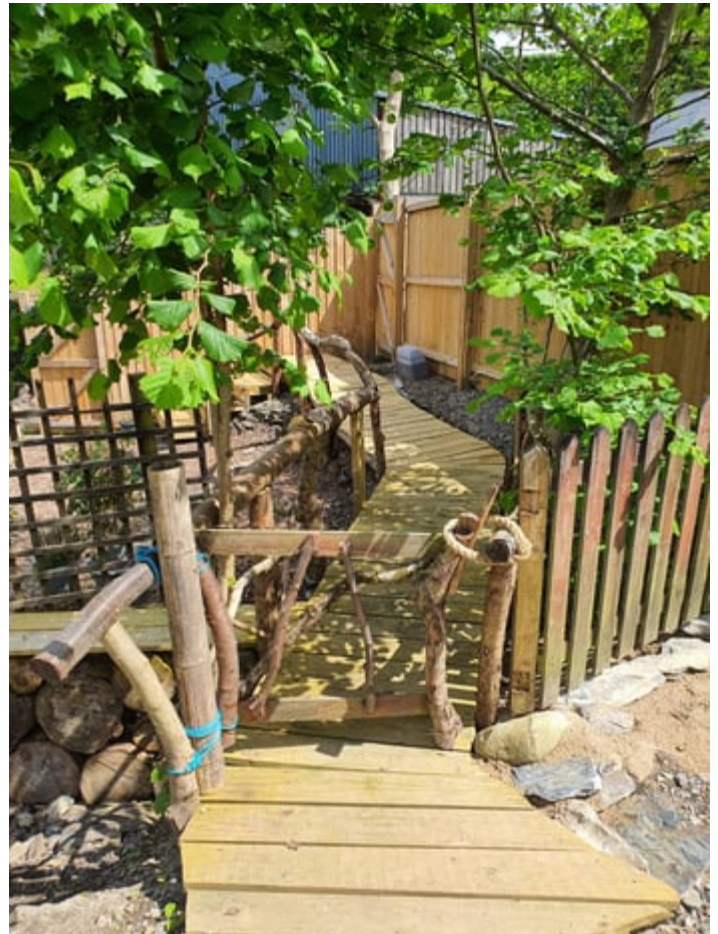
GARDEN (SECOND IMAGE)



LOG STORAGE

With seasonal logs.

BRIDGE IN THE GARDEN



PARKING AND DRIVEWAY

A gravelled parking area between the two properties offering parking for four vehicles. There are two double sockets for use situated on the side of the cottage.

AGENT'S COMMENTS

An unrivalled opportunity to acquire two cottages in a

stunning rural position.

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 - '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, separate oil fired central heating with a boiler to each property but having one central oil tank, recently re-roofed, upgraded electrics and plumbing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Directions

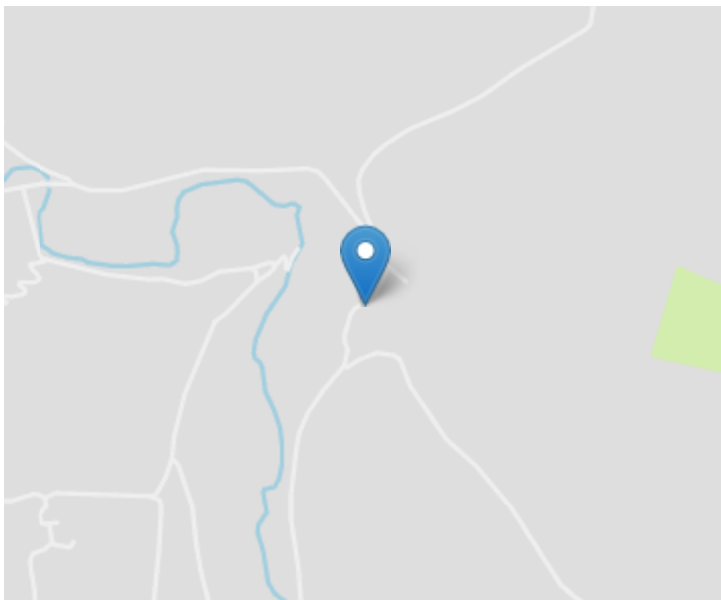
what3words will point you to where the properties lies on the map - wrenching-arrived-scrapping

From Llandysul take the A486 road to Pentrecwrt. Continue through the Village of Pentrecwrt and onto Saron. Continue through the Village of Saron where the School can be found on your left hand side. Continue for a further half a mile and take the right hand turning for Drefach Velindre. Continue on this road for a further mile. Continue around the hairpin bend and the property will be located thereafter 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



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

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