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A delightfully situated 3 bedroomed country cottage with mature grounds. Edge of Ffarmers, West Wales

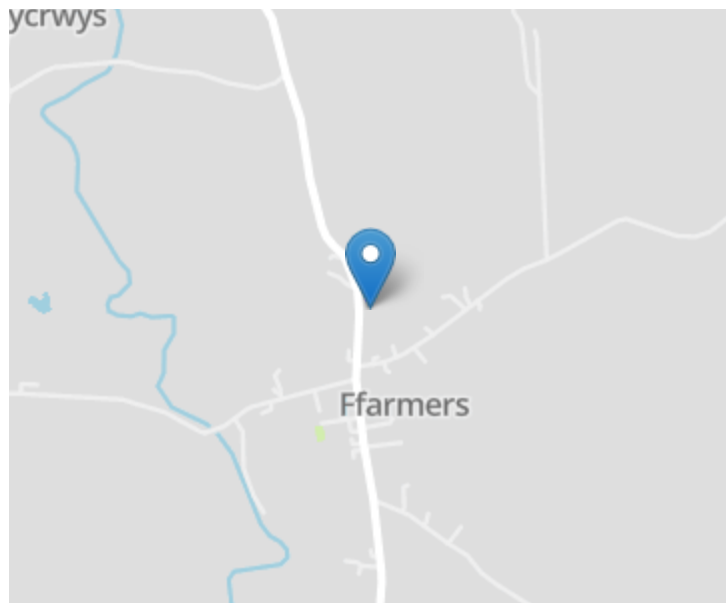


Maes Uchaf, Ffarmers, Llanwrda, Carmarthenshire. SA19 8JP.

REF: R/3429/LD

£199,950

- *** No onward chain - Priced to sell
- *** Delightfully positioned country cottage with adjoining former barn
- *** 3 bedroomed accommodation - In need of general modernisation and updating
- *** Pleasantly positioned - Edge of popular Village of Ffarmers
- *** Part double glazing and oil fired central heating
- *** Mature gardens with a variety of mature shrubs and trees
- *** Off lying garden being located opposite the property and laid to lawn
- *** Off street parking to the side
- *** Convenient position - Short distance to Lampeter, Llandovery and Llandeilo
- *** Great potential as a Family home
- *** West Wales at its finest - Enjoy the great outdoors
- *** Surrounded by glorious country fields
- *** Viewings highly recommended - Contact us today to view



LOCATION

The property enjoys a rural position located adjoining the Crugybar to Ffarmers road. Ffarmers is a delightful Country Village set amongst the North Carmarthenshire hills territory and on the edge of the Cambrian Mountains. The University and Market Town of Lampeter is within 8 miles. The Market Towns of Llandeilo and Llandovery are each within 12 miles. Carmarthen, being the main strategic Administrative Centre of the area, is 20 or so miles to the South and the Cardigan Bay Coast of Aberaeron is within a 25 minute drive.

GENERAL DESCRIPTION

The property is a delightful and traditional country cottage that is in need of general modernisation and updating. The cottage currently offers 3 bedroomed accommodation, two to the first floor and one on the lower ground. It does benefit from oil fired central heating and part double glazing, although now in need of attention.

Externally it benefits from an adjoining former barn along with a gravelled and gated parking area. A mature cottage garden lies to the side and also an additional off lying garden (adjacent to the property by crossing the road), both being private and well stocked.

The property in particular offers more the following.

RECEPTION HALL

With original half glazed entrance door, radiator.

LIVING ROOM

14'3" x 13', with an open fireplace with a cast iron multi fuel stove, radiator, door through to the staircase to the first floor accommodation.



GROUND FLOOR BEDROOM 3/PARLOUR ROOM

14'4" x 7'11", with radiator.



KITCHEN

11'7" x 10'7", a fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space, space and plumbing for automatic washing machine, solid fuel Rayburn Range for cooking and hot water, airing cupboard and pantry cupboard.



REAR HALLWAY

With rear entrance door to the porchway.

WET ROOM

Recently fitted with splash boarded walls and floor, walk-in shower facility, low level flush w.c., pedestal wash hand basin, extractor fan.



FIRST FLOOR

BEDROOM 1

14'6" x 14'4", with radiator.



INTER CONNECTING BEDROOM 2

14'2" x 6'7", with radiator.

EXTERNALLY

ADJOINING FORMER BARN

21' x 8', located to the rear of the property but offers great potential for conversion and extension to the existing accommodation (subject to consent).

PARKING AND DRIVEWAY

A gated gravelled parking area to the side of the property with parking for two vehicles.



GARDENS

The property boasts a generous garden area laid to the side of the property, being mature cottage style gardens, being private with mature hedge line boundary and an abundance of ornamental trees and shrubbery and laid mostly to lawn with a stone walled boundary.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



OFF LYING GARDEN

Located adjacent to the property with a small garden area being private and could offer itself nicely as a vegetable plot. Both gardens are bordered by a small stream.



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A property with great potential. In need of modernisation.

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'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, part double glazing, telephone subject to B.T. transfer regulations, Broadband available.

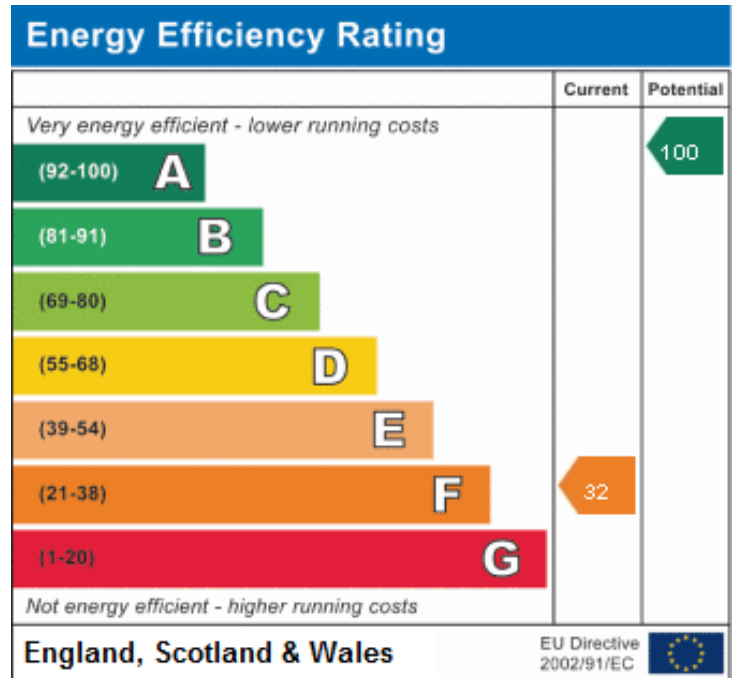
Directions

From Lampeter take the A482 South to Harford. Once leaving Harford by the former Royal Oak Public House turn left off the A482 for Ffarmers. Continue towards the Village of Ffarmers. The property will be seen just before the bridge on your left hand side, 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

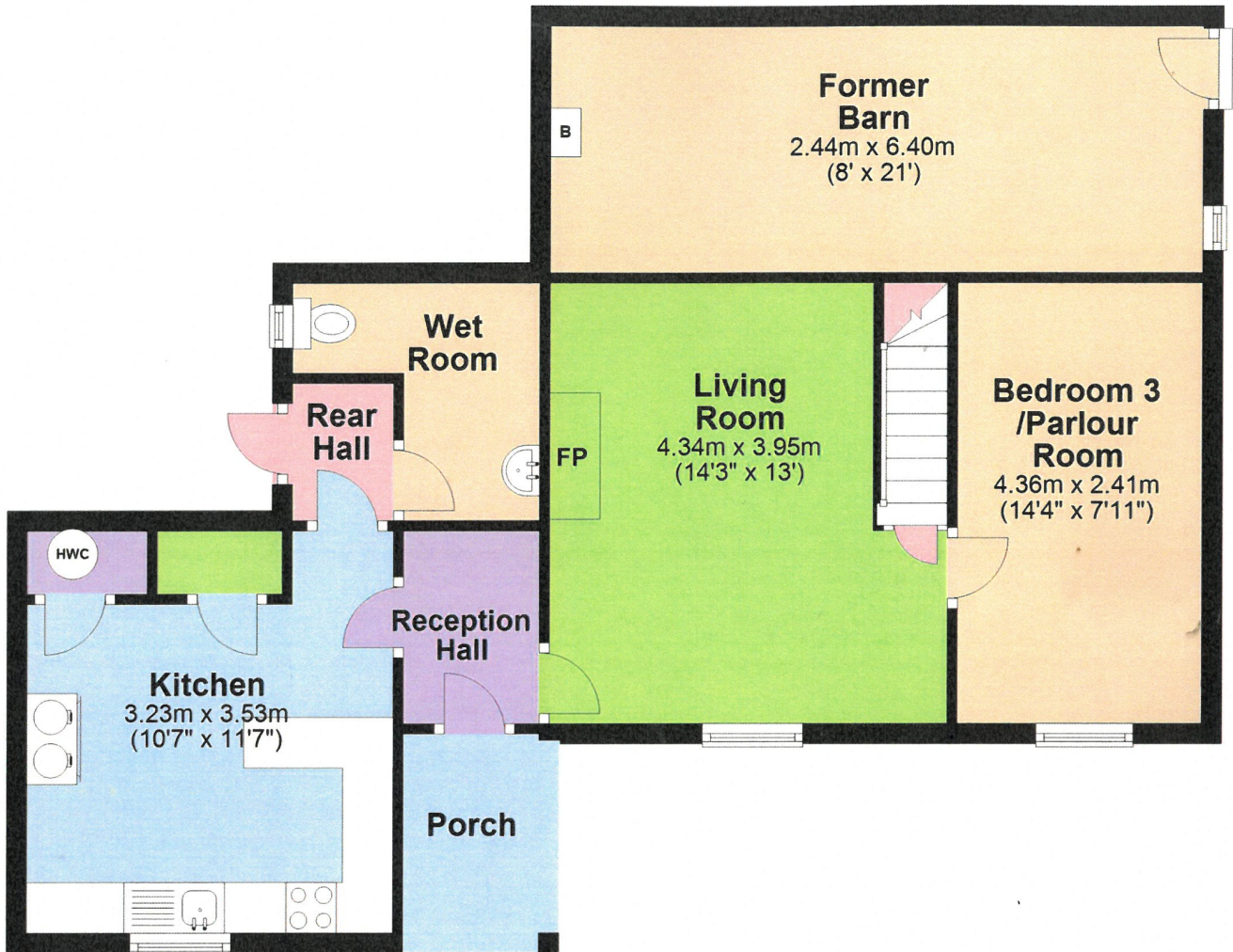
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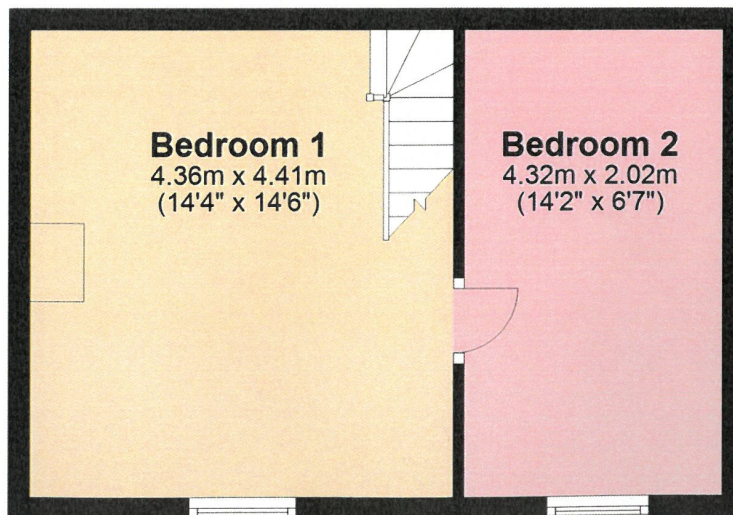
Ground Floor

Approx. 71.0 sq. metres (764.6 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.1 sq. feet)



Total area: approx. 97.9 sq. metres (1053.7 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Maesuchaf, Ffarmers, LLANWRDA