

A great opportunity awaits. A secluded detached cottage set in approximately 4 acres in need of comprehensive renovation. Gwernogle, West Wales



Abercwmbach, Gwernogle, Carmarthen, Carmarthenshire. SA32 7RZ.

£120,000

REF: A/5510/LD

*** A great opportunity *** Amazing rural location *** Looking to create your perfect getaway? *** A detached cottage in need of complete renovation *** Currently offering ground floor open plan space and 2 loft rooms *** Adjoining workshop

*** Hard based track access *** Set in its own land of approximately 4 acres with various grazing paddocks - Left to nature in recent years and being a haven for local Wildlife *** A smallholding in need of work but offering great potential

*** Idyllically situated on the edge of Brechfa Forest with stunning views over the open countryside and Nennog Valley *** Nicely tucked away in the rural Hamlet of Gwernogle *** West Wales at its finest



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LOCATION

Attractively positioned being located at the end of a 'No Through' road on the edge of Llanllwni Mountains providing a superb vista over the surrounding countryside and having access to miles of out-riding, being located on the edge of the Western extent of the Brechfa Forest where also lies the renowned MB Wales Brechfa Forest trails. The property is approximately 4 miles distant from the Village of Llanllwni which provides for basic amenities, 5 miles distant from the Teifi Valley Market Town of Llanybydder providing a good range of local amenities, some 9 miles distant from the University Town of Lampeter and within easy travelling distance of the County Town and Administrative Centre of Carmarthen.

GENERAL DESCRIPTION

Abercwmbach enjoys a private and rural location. The property itself is in need of complete renovation offering open plan space on the ground floor and two loft rooms.

Externally it enjoys a large gravelled forecourt and accessed via a hard based track that leads through a stream. The property is best approached on foot as work is required on the track.

The property as a whole sits within its own land of approximately 4 acres that is split between woodland and paddocks. The paddocks are in need of attention but offers a haven for local Wildlife.

THE COTTAGE

The cottage is of stone construction under a corrugated iron roof. The property in particular offers the following.



OPEN PLAN GROUND FLOOR LIVING AREA

23' 0" x 15' 0" (7.01m x 4.57m). Comprising of:-

Designated kitchen area having a sink unit.

Designated bathroom with a free standing bath with shower over.

Living area with brick fireplace. Rear entrance door, quarry tiled flooring, staircase to the loft rooms.

OPEN PLAN LIVING AREA (FIRST IMAGE)



OPEN PLAN LIVING AREA (SECOND IMAGE)



OPEN PLAN LIVING AREA (THIRD IMAGE)



FIRST FLOOR

NOTE

Please note that the upper floor was built by the vendor therefore no building regulations sought.

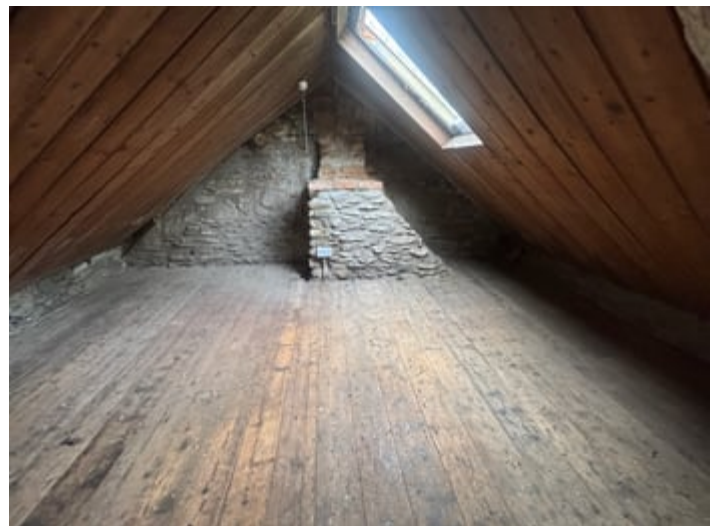
LOFT ROOM 1

15' 6" x 10' 6" (4.72m x 3.20m). With roof window and side window.



LOFT ROOM 2

15' 6" x 10' 4" (4.72m x 3.15m). With roof window and exposed chimney breast.



ADJOINING WORKSHOP



15' 6" x 17' 8" (4.72m x 5.38m). Of stone and block construction under a corrugated iron roof.

WORKSHOP (SECOND IMAGE)**EXTERNALLY****THE LAND**

The property sits within its own land of approximately 4 ACRES. The land has been left to nature in recent years and is split into mature woodland along with former grazing paddocks that now offers a haven for local Wildlife and could be re-established to offer as grazing land. The land is level to sloping in nature.

THE LAND (SECOND IMAGE)**THE LAND (THIRD IMAGE)****PARKING AND DRIVEWAY**

The property enjoys hard standing track access via a small stream. We recommend that the property is accessed on foot only as the track requires some attention at present and vehicular access is prohibited.

PLEASE NOTE: There lies a bridleway on the boundary of the land having access through the track.

REAR OF PROPERTY



VIEW FROM THE PROPERTY



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.

AGENTS COMMENTS

PLEASE NOTE:-

1. We have been informed there is Right of Way past the property itself. No confirmation of this, however, it is known that public do walk past.

2. There is a Right of Access via River (stream) is through past usage only. Land Registry documents show actual Right of Access to be via trackway alongside river which is no longer there. No past issues of using river when water levels low enough. After heavy rain the rocks on the riverbed will move and will need to be levelled again before used as access.

Services

We are informed by the current Vendors that the property benefits from mains electricity, private water and private drainage.

NOTE:

The shower is not currently working.

There is no hot water.

The water tank leaks - potential water damage to electrics.

No sewerage

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It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title also covers the original.

This title is dealt with by HM Land Registry, Durham Office.

Council Tax: Band B

N/A

Parking Types: Private.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Private Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: Not suitable for wheelchair users.

EPC Rating: F (34)

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? Yes



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

From Lampeter take the A485 roadway towards Carmarthen. Continue through the Village of Llanybydder and onto Llanllwni. On leaving the Village of Llanllwni take the left hand turning just before the Village Shop. Continue on this road and take the next left at the 'T' junction. Continue for a further 200 yards and then take the right hand turning for Brechfa. Continue over Llanllwni Mountains and after 3 miles take the left hand turning for Gwernogle, as signposted. Continue on this road for a further 1.5 miles. As you enter the Village of Gwernogle take the first right turning. Continue down this lane towards the stream. There lies a parking area for one vehicle on the right hand side. We recommend you park your vehicle here and head on foot downstream towards the track.

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'.

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

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