

A character and beautifully refurbished 3 bedroomed detached country cottage with attractive enclosed gardens and off street parking, Near Pencader, West Wales



Maesawelon, Gwyddgrug, Pencader, Carmarthenshire. SA39 9AX.

£275,000

REF: R/4589/LD

*** A highly appealing and superbly refurbished detached country cottage *** 3 bedroomed, 2 bathroomed accommodation with potential for lower ground floor annexe (subject to consent) *** New kitchen and bathroom suites throughout *** Nicely presented throughout retaining many of its original features - i.e., cast iron wood fire, timber floors and doors *** Benefiting from wood pellet biomass boiler, privately owned solar panels and solar thermal

*** Cottage style rear garden with low stone walls *** Established vegetable garden *** Off street parking for two vehicles *** Panoramic country views to the front and rear over open country fields

*** Convenient location within the Village Community of Gwyddgrug *** 10 miles North from the County Town and Administrative Centre of Carmarthen and 10 miles from the University Town of Lampeter *** 1 mile from the Village of Pencader with a good range of everyday amenities *** A character property enjoying modern conveniences *** A must view property



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Carmarthenshire, SA31 3AD
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LOCATION

Conveniently located adjoining the A485 Lampeter to Carmarthen roadway in the Village Community of Gwyddgrug, being some 10 miles North from the County Town and Administrative Centre of Carmarthen, 1 mile from the Village of Pencader with Primary School, Shops and Places of Worship, 5 miles South from the Village of Llanybydder and approximately 10 miles South from the University Town of Lampeter.

GENERAL DESCRIPTION



A convenient and full of character detached residence offering 3 bedroomed, 2 bathroomed accommodation. The property offers a superior edge of Village residence perfectly suiting Family Occupiers with the possibility of a lower ground floor annexe (subject to consent). It has undergone comprehensive refurbishment in recent years with a new bathroom, kitchen, biomass central heating, privately owned solar panels and solar thermal.

To the rear of the property lies an attractive landscaped rear garden with low stone walls and established vegetable beds, all of which enjoying fine views to the rear over open countryside.

The property offers an unique country appeal in a convenient location, being a short drive to the County Town and Administrative Centre of Carmarthen with good access to the M4 Motorway and National Rail Networks.

GENERAL DESCRIPTION (SECOND IMAGE)



THE ACCOMMODATION

The accommodation at present offers more particularly the following.

BOOT ROOM

Accessed via a front entrance door, tiled flooring, spot lighting.



BOOT ROOM (SECOND IMAGE)



KITCHEN

16' 2" x 9' 3" (4.93m x 2.82m). A modern recently fitted kitchen with a range of wall and floor units with hardwood work surface over, Belfast sink and mixer tap, Klover pellet filled biomass cooker stove that also runs the hot water and heating system throughout the property, integrated electric oven with electric hob and extractor hood over, timber flooring, spot lighting, picture window with views over the rear garden.



KITCHEN (SECOND IMAGE)



DINING ROOM

15' 8" x 11' 4" (4.78m x 3.45m). With original timber floors, radiator, timber staircase leading down to the lower ground floor/potential annexe, double aspect windows.



DINING ROOM (SECOND IMAGE)



LIVING ROOM

15' 9" x 14' 3" (4.80m x 4.34m). With open fireplace housing a cast iron multi fuel stove, radiator, timber staircase leading to the first floor accommodation, original timber flooring, double aspect windows.



LIVING ROOM (SECOND IMAGE)



FIRST FLOOR

LANDING

With two accesses to the loft space, radiator.



BEDROOM 1

16' 3" x 9' 8" (4.95m x 2.95m). With double aspect windows, radiator.



DRESSING ROOM/OFFICE

7' 2" x 5' 8" (2.18m x 1.73m). With radiator.



BEDROOM 2

13' 0" x 10' 0" (3.96m x 3.05m). With radiator.



BEDROOM 3

9' 5" x 7' 5" (2.87m x 2.26m). With radiator, airing cupboard housing the hot water cylinder and immersion.



FAMILY BATHROOM

Having a newly fitted suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, extractor fan, spot light, chrome heated towel rail.



LOWER GROUND FLOOR

With staircase leading down from the Dining Room. Please note the lower ground floor has its own external access point with a potential kitchen and bathroom which could provide an annexe (subject to consent).

RECEPTION ROOM

15' 0" x 14' 3" (4.57m x 4.34m). With patio doors opening onto the rear garden, open fireplace, timber flooring, two radiators.



RECEPTION ROOM (SECOND IMAGE)



WORKSHOP

13' 2" x 9' 3" (4.01m x 2.82m). With slate flooring, rear entrance door, fitted work bench.



UTILITY ROOM (POTENTIAL KITCHEN)

6' 8" x 4' 7" (2.03m x 1.40m). With a fully fitted Shaker style kitchen with a range of wall and floor units with hardwood work surfaces over, stainless steel 1 1/2 sink and drainer unit with mixer tap, radiator, spot lighting, extractor fan.



SHOWER ROOM

A stylish and modern suite with a walk-in shower cubicle with a double headed shower, low level flush w.c., fitted vanity unit with a wash hand basin, extractor fan, spot lighting.



EXTERNALLY

BUILT-IN WOOD STORE/LOG STORE/POTTING SHED



GREENHOUSE



REAR GARDEN

To the rear of the property lies the true beauty. A landscaped terraced garden area being laid to lawn with delightful low stone walls. The first terrace enjoys an established vegetable garden with a fruit and vegetable garden with raised beds. The second terrace is laid to a seating area which enjoys a fine vista point over the surrounding countryside.



REAR GARDEN (SECOND IMAGE)



REAR GARDEN 3 (THIRD IMAGE)



REAR GARDEN 4 (FOURTH IMAGE)



FRONT GARDEN

An enclosed courtyard style garden with slate chipped path and flower and shrub borders.



PARKING AND DRIVEWAY

A gravelled parking area is located to the rear of the property with parking for two vehicles and EV charger.



VIEWS

Fine views to the rear of the property over open countryside.



FRONT OF PROPERTY



REAR OF PROPERTY



TENURE AND POSSESSION

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

COUNCIL TAX

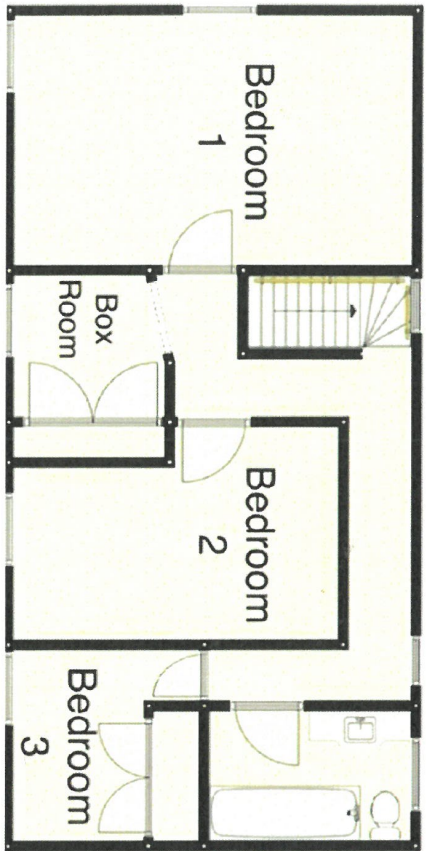
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'E'.

MONEY LAUNDERING REGULATIONS

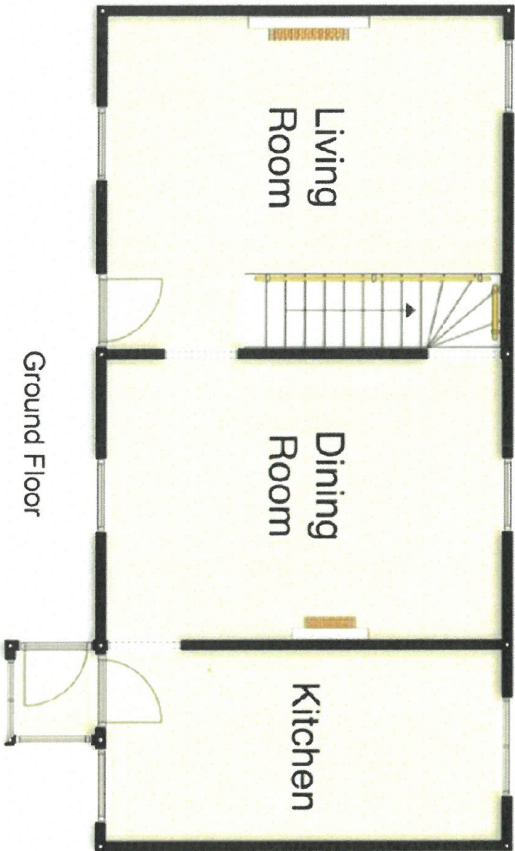
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

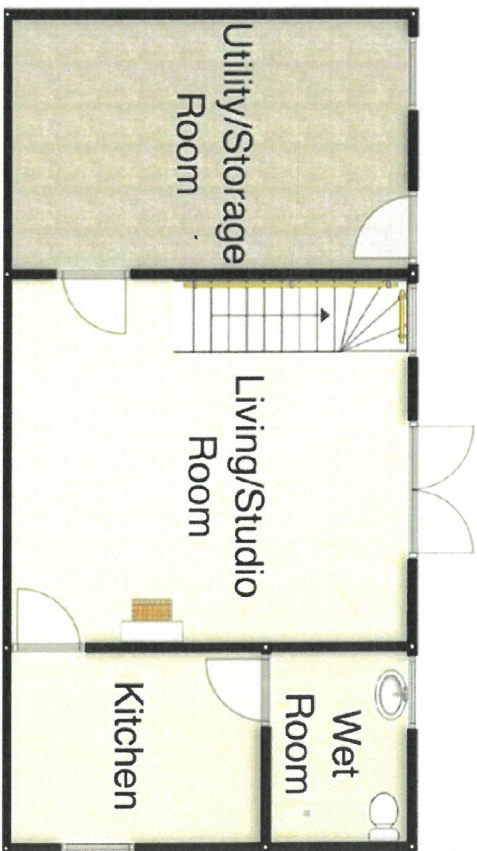
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, biomass central heating, privately owned solar panels, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



First Floor



Ground Floor



Lower Ground Floor

H.M. LAND REGISTRY

TITLE NUMBER

WA 615718

ORDNANCE SURVEY
PLAN REFERENCE

SN 4635

Scale
1/ 2500

COUNTY DYFED

DISTRICT CARMARTHEN

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ADMINISTRATIVE AREA CARMARTHENSHIRE
SIR GAERFYRDDIN

Drenewydd

Gwyddgrug

Pont Gwyddgrug

Maeswelon

G.P.

Gwynfryn

Maes-y-rhiw

Maes-y-berllan

Alon Gwyrdd



Council Tax: Band E

N/A

Parking Types: Off Street. Private.

Heating Sources: Biomass Boiler. Solar.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (48)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

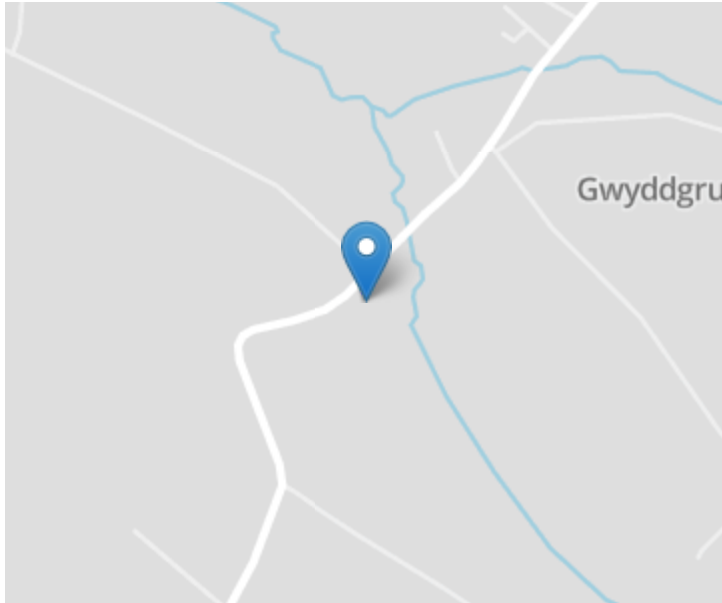
Any risk of coastal erosion? No

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 take the A485 road South continuing through the Villages of Llanybydder, Llanllwni and New Inn. Continue to the Village of Gwyddgrug passing through the Village. The property can be found on your right hand side on leaving the Village, 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

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
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 :

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