

Houses For Sale In Wales

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or 01239 712762



*Where excellence is
our minimum standard.*



Nantcwmrhys Cynwyl Elfed Carmarthen, SA33 6ST

A large character privately situated Welsh long house with around 3 acres set in a tucked away position accessed via a stone track and surrounded by gardens and woodlands with a variety of useful attached and detached outbuildings.....briefly comprising a kitchen / diner, sitting room, work room, feature vaulted ceiling lounge, bathroom, on the first floor there are 3 bedrooms. The setting of this property is superb with no immediate neighbours and just the sound of the birds and the babbling brook in the valley below behind the house. If you're looking for peace and quiet and yet still want to be only 15 minutes drive to the nearest town then you must view this property to appreciate its charms..

- ❖ 3 Acre Smallholding
- ❖ Completely Private Spot
- ❖ No Immediate Neighbours
- ❖ Character Accommodation

- ❖ Accessed Via Stone Track
- ❖ Woodland And Gardens
- ❖ Feature Vaulted Lounge
- ❖ Energy Rating: G

£375,000



1 Cawdor Terrace, Newcastle Emlyn, Carmarthenshire SA38 9AS
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Entrance To Nant Cwm Rhys

Adjacent to 385 acres of forest with its own entrance.



Accommodation

Entrance via timber glazed door into:



Hallway / Utility

With space and plumbing for washing machine, coat hanging areas, door into:

Bathroom

With double-glazed window to rear, shower cubicle, panelled bath, low level flush WC, bidet, pedestal wash hand basin, tiled flooring, radiator.



Kitchen / Diner 19' 8" x 23' 4" (6m x 7.10m) into recess

With a range of base units with LPG cooker, "Super Stanley" solid fuel range used for cooking, hot water and heating, staircase to first floor, walk-in pantry, stainless steel sink/drainer unit, door out to rear, 2 Velux roof windows.



Another View of Kitchen / Diner



Dining Area



Sitting Room *15' 3" x 16' 3" (4.65m x 4.95m)*

With window to front, wood-burning stove, door out to work room.



Another View of Sitting Room



Work Room

Located off the sitting room.

Vaulted Lounge 22' 2" x 15' 7" (6.75m x 4.76m)

A superb room with vaulted ceiling with exposed "A" frames, wood-burning stove, French doors out to front with a second door out to the rear, 3 windows, some exposed stone walling.



Another View of Vaulted Lounge



First Floor

Accessed via staircase in kitchen/diner and giving access to:

Bedroom 1 12' 11" x 15' 4" (3.94m x 4.67m)

With Velux roof window to rear, radiator, two windows to the front.



Another View of Bedroom 1



Bedroom 2 *10' 0" x 9' 0" (3.06m x 2.75m)*

With feature semi-circular window to the rear plus a small Velux roof window, radiator.



Bedroom 3 *15' 7" x 17' 0" (4.75m x 5.17m)*

With Velux roof window to rear, windows to the front and rear.



Outbuildings Attached

Conversion possibilities subject to any consents that may be required.



Externally

The vendor has advised that no chemicals have been used on the land for at least the last 30 years.



Large Detached Outbuilding



Garden Views



More Garden Views



Lovely Woodland Areas



Another View of House



River Boundary

Situated in the valley bottom to the rear of the house....no risk of flooding !!



Directions

From Newcastle Emlyn proceed onto the B4333 towards Conwyl Elfed, go up the long hill to the top and past the double right hand turning, proceed on past a garage on your left and 1 mile on you will see a green shed (with Welsh Water written on the side) next to a right hand turning, go down this lane, past a farm on your left and another house on your right, bear left onto a stone track, past a large new build house on your right, then the track bears right down into Nant Cwm Rhys.

General Information

View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances.

Tax: Council Tax Band E, Carmarthenshire County Council (2015/16 - £1591.69)

Services: Mains electricity, private drainage, spring water supply.

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.



