



Hafod Y Wennol, Dolgran Carmarthenshire SA39 9DA

This is a large 3 bedroom semi detached BARN CONVERSION with just under 9 acres of land (mostly pastureland) and a large detached outbuilding incorporating 8 stables and other storage space situated on the edge of Dolgran village. Briefly comprising a hallway leading into a large lounge with dining area off, kitchen, utility, cloakroom, on the first floor there are 3 bedrooms (master ensuite) and a family bathroom. Character accommodation with lots of outside space.

- ❖ 3 Bed Semi Detached Conversion
- ❖ Just Under 9 Acres Of Land
- ❖ Lovely Character Accommodation
- ❖ Large Outbuilding With 8 Stables

- ❖ Plenty Of Parking Space
- ❖ Outskirts Of Dolgran Village
- ❖ Master Ensuite
- ❖ Energy Rating C

£299,950



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Manager's Note

We are advised by the vendors that currently a right of way (footpath) exists over the front driveway but our clients advise that they are in the process of getting it removed, however as yet it still exists.

Accommodation

Entrance via double-glazed door leading into:

Hallway

With Velux roof window, radiator, ceramic tiled floor, door to boiler room housing oil-fired central heating boiler, door to utility room, door to:

Lounge *23' 11" x 13' 11" (7.28m x 4.23m)*

With UPVC double-glazed French doors and window, radiator, staircase to first floor with under-stairs storage, solid oak flooring, exposed beams, telephone and TV points, door to kitchen, archway through to:



Dining Room / Sun Room *11' 9" x 8' 3" (3.57m x 2.52m)*

With UPVC double-glazed French doors, Velux roof window, radiator, solid Oak flooring, storage cupboard.



Kitchen / Diner *13' 11" x 11' 5" (4.24m x 3.48m)*

With UPVC double-glazed door to front and window to side, radiator, an attractive range of wall and base units with work surfaces over, integrated dishwasher and fridge/freezer, built-in double oven, 4-ring halogen ceramic hob with extractor over, 1.5 bowl stainless steel sink/drainers unit, TV and telephone points, down-lighters, door to utility.



Kitchen / Diner - Another View



Utility Room *12' 6" x 8' 3" (3.80m x 2.51m)*

With UPVC double-glazed door to side, Velux roof window, radiator, base units with work surfaces over, stainless steel sink/drainers unit, tiled splash back, space and plumbing for washing machine, space for tumble dryer, ceramic tiled floor, door to:



Cloakroom

With wall-mounted wash hand basin, close-coupled WC, ceramic tiled flooring, radiator, vent.



First Floor

Accessed via staircase in the lounge and giving access to:

First Floor Landing

With 2 Velux roof windows, radiator, exposed floorboards, doors into:

Bedroom 1 (En-Suite) 11' 11" x 11' 9" (3.63m x 3.57m)

With UPVC double-glazed windows to side, 2 Velux roof windows, radiator, telephone & TV points, double door into:



Master Bedroom - Another View



En-Suite Shower Room

With fully tiled shower cubicle, pedestal wash hand basin, close-coupled WC.



En-Suite - Another View



Bedroom 2 *12' 11" x 11' 7" (3.94m x 3.54m)*

With UPVC double-glazed window to the front, TV and telephone points, radiator.



Bedroom 3 *11' 1" x 8' 8" (3.39m x 2.63m)*

With UPVC double-glazed window to the front, Velux roof window, TV and telephone points, radiator.



Family bathroom

With Velux roof window, panelled bath, pedestal wash hand basin, low level flush WC, part-tiled walls, radiator.



Externally

There is just under 9 acres of land with the property, the majority of which is good pastureland.



Outbuilding *77' 11" x 6' 1" (23.74m x 1.85m)*

Separated into three enclosures of stables, kennels and store area with lighting and water connected.

Stables

Eight block built stables with American style stable doors:

Stable 1 : 2.822 m (09'03) x 2.703 (08.'10)

Stable 2 : 3.333 m (10'11) x 3.313 (10'10)

Stable 3 : 3.395 m (11'02) x 3.351 (11'00)

Stable 4 : 2.551 m (08'04) x 2.764 (09'01)

Stable 5 : 3.663 m (12'00) x 3.300 (10'10)

Stable 6 : 3.315 m (10'11) x 3.371 (11'01)

Stable 7 : 3.680 m (12'01) x 3.448 (11'04)

Stable 8 : 3.355 m (11'00) x 3.419 (11'03)



Directions

From Newcastle Emlyn, take the A484 Carmarthen road. After passing Rhos, take a left-hand turn clearly signposted Pencader. Follow this straight (roman) road and at the junction at the end turn right towards Pencader. Follow this road for 0.7 of a mile and take the left turning towards Pencader (signposted). Follow the road for 1 mile, going around a sharp right hand bend (Dont go straight ahead) and then take the next right hand turning (tarmac road not a track). Hafod Y Wennol is the first track on the left about half a mile along this road. Sign posted at the entrance. Follow the track down and turn right. Property is signposted. White stone property.

General Information

Viewings strictly by appointment with the agents, Houses For Sale in Wales

Services: tbc

Council Tax: Band E, Carmarthenshire County Council

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.

Offers Procedure

Important Note: We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may well, in some instances, require proof of funds. To satisfy Money Laundering Regulations 2017, due diligence needs to be carried out on prospective purchasers. As such, we will also require proof of identification before an offer can be accepted.

