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Ger yr Afon Abergorlech, Carmarthen, Carmarthenshire, SA32 7SN

Offers Over £425,000

Beautifully presented up to 5 bedroomed dormer bungalow in an idyllic country setting with private grounds to the rear overlooking the River Gorlech & River Cothi. This spacious property is situated in a quiet locality with miles of forest walks and the like nearby, a true country lifestyle opportunity not to be missed.

Location

Situated in the heart of the picturesque village of Abergolech in the Cothi Valley within short walking distance of a charming country Public House and extensive forest walking trails, neighbouring the village hall. The village of Brechfa is some 4.5 miles away, being another close-knit community well known for the superb & newly renovated Forest Arms pub & restaurant. The County Town of Carmarthen of approx 25 mins drive away and offers a superb range of amenities including a Regional Hospital, mainline Train Station, several Supermarkets, Secondary Schools, Leisure Centre, Multi-screen Cinema, shopping centre etc.

Description

A spacious detached dormer bungalow offering flexible accommodation with the benefit of oil fired central heating, underfloor heating to the ground floor & double glazing. This well presented property benefits further from a lovely multi-fuel stove in an enviously sized living room, a central dining room & nice tiled flooring. The detached garage/workshop with electric connectivity is also a welcome addition to this property adding to the practicality and appeal of the package. The accommodation affords more particularly the following :

Front Entrance Door to -

Reception Hallway

11'8" x 11'7" (3.56m x 3.53m)

with tiled flooring, under stairs storage

Bedroom 1 / Snug

11'8" x 8'2" (3.56m x 2.49m)

with laminate flooring & tv point

Bathroom

7'7" x 6'3" (2.31m x 1.91m)

An impressive fully tiled suite with WC, bath with shower over, wash hand basin, toiletries cupboard, extractor fan, radiator, tiled flooring.

Double Bedroom 2

11'9" x 10'2" (3.58m x 3.10m)

with airing cupboard

Kitchen

13'3" x 10'3" (4.04m x 3.12m)

Spacious part tiled kitchen with a good range of soft close base and wall units, granite worktops, ceramic 1 1/2 drainer sink, electric induction hob with extractor hood over, eye level electric oven, built in dishwasher, plumbing for automatic washing machine, further storage cupboard & tiled flooring.

Dining Room

11'9" x 8' (3.58m x 2.44m)

with laminate flooring, double doors to hallway & door to utility & living rooms.

Utility Room

6'3" x 6'2" (1.91m x 1.88m)

Space for tumble dryer, door to grounds at rear

Living Room

25'8" x 16'3" (7.82m x 4.95m)

Very spacious & welcoming living room with multi-fuel 'Clearview' stove in the heart of the room on a slate hearth. This room benefits from triple aspect windows enabling lots of natural light & is ideal to take in the lovely views around the property, patio doors leading to the grounds at rear, laminate flooring, tv point.

Principle Bedroom

18'12" x 14'9" (5.49m x 4.50m)

with double aspect windows, 2 built in wardrobes, tv point

En-suite

9'3" x 6'4" (2.82m x 1.93m)

with shower cubicle, extractor fan, WC, wash hand basin, toiletries cupboard, light up mirror, dual fuel heated towel rail & tiled flooring.

FIRST FLOOR

Bedroom 4

12'1" x 10'5" (3.68m x 3.18m)

with velux window, panel heater & tv point

Bedroom 5 / Office

31'3" x 10'5" (9.53m x 3.18m)

Ideal as a separate space or 'mancafe' if desired with 2 velux windows & panel heater, access to eaves either side being insulated & part boarded.

Externally

Approached through a gated entrance leading to a gravelled drive with plenty of parking & turning space, suitable for a motorhome or caravan if required. The property benefits from an attractive lawned garden to the side & rear with landscaped grounds having a variety of shrubbery & plants, garden shed, raised plant beds & lovely countryside views to enjoy from the patio seating areas. In all, externally this property offers an ideal space for those alfresco summer evenings watching over the River Gorlech & the Cothi (you may spot some leaping salmon if you watch close enough!)

Aerial View

Please note boundary is for illustrative purposes only.

Detached Garage / Workshop

17'6" x 16'4" (5.33m x 4.98m)

A great workshop space electric connectivity, single drainer sink, storage units & cupboards, drop down ladder to loft, electric up and over door with remote control (also button operated), plumbing for automatic washing machine, side entrance door,

Services

We are informed that the property is connected to mains water, electricity & drainage, oil fired central heating with underfloor heating to the ground floor, superfast FTTP broadband.

Council Tax Band 'E'

We understand the property is in council tax band 'E' with the amount payable per annum being £2333

Agents Comments

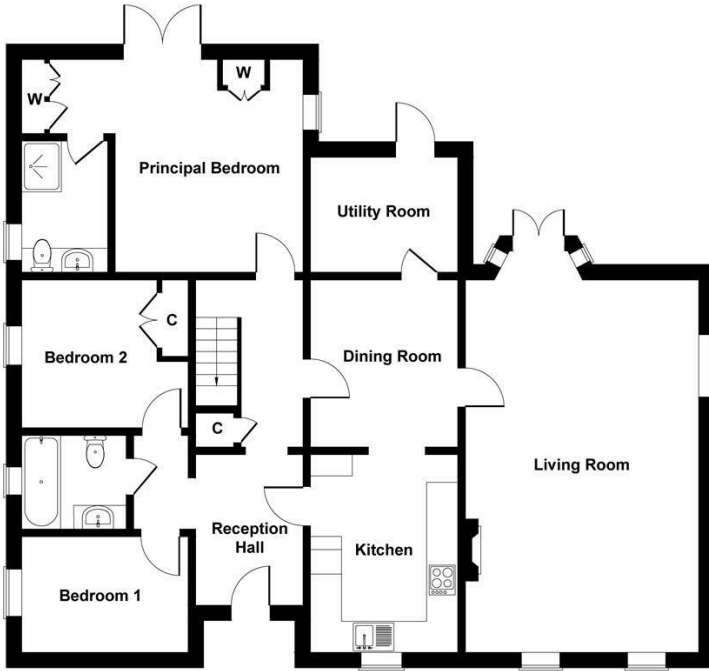
A very well presented, flexible & spacious property with an envious vantage point over the River Gorlech & Cothi, a lifestyle opportunity not to be missed!

Directions

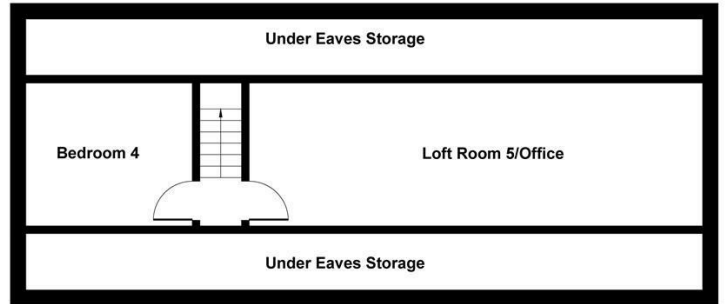
What3Words:tried.watching.encroach

Situated in the heart of the village of Abergorlech, next to the village hall as identified by the agents for sale board.

Ger Yr Afon Abergorlech,



GROUND FLOOR

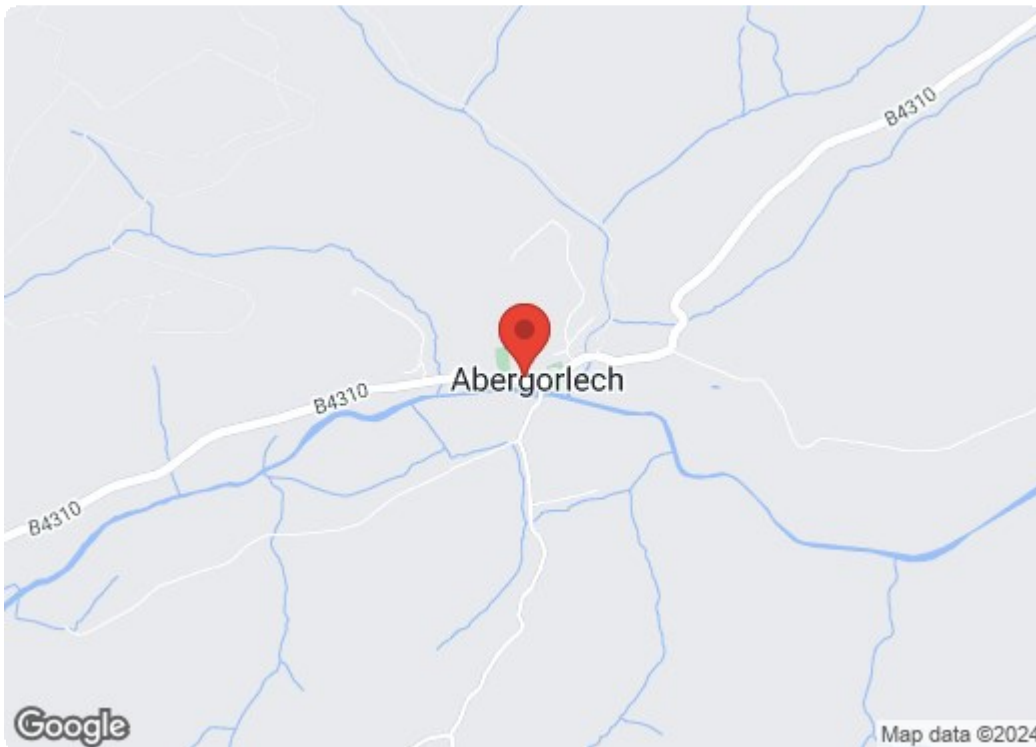


FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	58	74
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC



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