

# EVANS BROS.

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## Maesevan, Cwmisfael, Nr Llanddarog, Carmarthen, Carmarthenshire, SA32 8BU Offers Around £625,000 ono

A charming very conveniently located 5.75 ACRE HOLDING comprising a detached double fronted 3 / 4 BED HOUSE, 2 ranges of traditional outbuildings and good quality grazing. Accessed from a quiet country lane (with NO CLOSE NEIGHBOURS) surrounded by a garden and grounds and having good views, this property really is a tranquil gem of a holding yet only 7.5 MILES FROM CARMARTHEN (10 minutes mainly along the A48) and 26 MILES FROM SWANSEA. The dwelling comprises 3 LIVING ROOMS (inc a conservatory) 3 / 4 bedrooms and benefits from full LPG CENTRAL HEATING and double glazing. The 3 paddocks, measuring together approx 5.25 acres are all level to gently sloping, clean and in very good heart, well fenced with a water supply.

## LOCATION & DIRECTIONS

What3Words location. ///identify.plugs.liver Very peacefully but conveniently set at OS Grid Ref SN 489 158 in a slightly set back position next to a council maintained lane, approx 1 mile from the ever popular village of Llanddarog and just 7.5 miles from Carmarthen. Being the county town, Carmarthen offers a very good range of amenities inc a regional hospital, mainline train station, 2 secondary schools, a number of large supermarkets, multi-screen cinema and a shopping centre. From Carmarthen, take the A48 dual carriageway east as if heading towards Swansea. After approx 6 miles, turn right into the village of Llanddarog and next to the White Hart pub, turn tight again, before proceeding for approx 0.9 miles. At the T-junction, turn right and follow the lane around for approx 200 yards and the property will be seen on the left - identified by an Evans Bros "For Sale" board.

## CONSTRUCTION

We understand the property was built around the 1950s of brick cavity walls, with elevations mostly rendered and painted, under a hipped roof, to provide the following charming accommodation. FRONT ENTRANCE HALLWAY with a red tiled floor and staircase to first floor.

## LIVING ROOM

12'5" x 11'9" (3.81 x 3.60)



Having a good quality wood laminate floor, dual aspect picture windows and built in woodstove.

## SITTING ROOM

12'3" x 11'6" (3.74 x 3.52)



Exposed floorboards, picture window to the front, a blocked off fireplace and a smooth rendered ceiling.

## FITTED KITCHEN

14'10" x 8'9" (4.53 x 2.67)



Feature tiled floor and fitted with a good quality range of base and eye level units inc a single drainer ceramic sink, hardwood worktops and a Rangemaster 110 5 ring cooking electric and gas range. Glow Worm propane gas boiler for both the central heating and domestic hot water, wall mounted extractor fan and ample space for an American style fridge / freezer.

## DINING AREA

15'2" x 8'7" (4.64 x 2.64)



Feature tiled floor and door off to the conservatory.

## MAIN BEDROOM 1

11'9" x 10'5" (3.60 x 3.2)



Exposed floorboards and picture window to the front.

## CONSERVATORY

10'11" x 10'1" (3.33 x 3.09)



With a ceramic tiled floor, glazing to 3 elevations and a hipped Polycarbonate roof.

## EN-SUITE SHOWER ROOM

5'6" x 3'11" (1.69 x 1.21)



Fully tiled with a WC, wall mounted wash hand basin and a shower cubicle.

## FIRST FLOOR

Good sized LANDING with a central staircase and loft access.

## FRONT BEDROOM 2

12'1" x 11'6" (3.70 x 3.51)



Having exposed floorboards and dual aspect windows.

### REAR BEDROOM 3

11'11" x 8'9" (3.65 x 2.68)



Exposed floorboards, fitted cupboard to the side and dual aspect windows.

### BEDROOM 4 / HOME OFFICE

7'8" x 6'1" (2.34 x 1.86)



Exposed floorboards.

### FAMILY BATHROOM

8'5" x 5'9" (2.59 x 1.77)



Having part paneled walls and fitted with a modern traditional effect white 4 piece bathroom suite comprising a roll top bath, pedestal washbasin, WC and shower cubicle.

### EXTERNALLY



The whole property extends to approx 5.75 acres. The dwelling, hard-standing, buildings, grounds and manege account for approx 0.5 acres. The 4 good quality paddocks account for the remaining 5.25 acres. The outbuildings comprise brick built STABLE BLOCK comprising an "L" shaped WORKSHOP, a TOILET, 2 STABLES and a TACK ROOM. In addition, there is a 2 BAY DUTCH BARN and a 3 BAY LEAN-TO adjoining.

### SERVICES

Mains electricity and water. Private drainage. Full double glazing - some windows have blown and will need reglazing. We understand the owner is getting a quote to replace the blown window panes. Full LPG central heating. We understand from the owners that the solar panels earned approx £1,000 in the last year.

## BOUNDARY PLAN



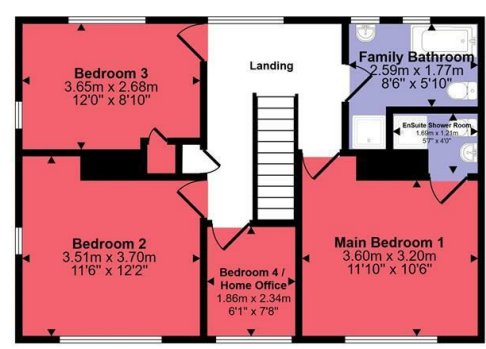
PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

### COUNCIL TAX

We understand the property is in Council Tax band E and that the Council Tax payable for the 2024 / 2025 financial year is £2,503 which equates to approximately £208.58 per month before discounts.



Approx Gross Internal Area  
131 sq m / 1409 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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



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