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The Property
Ombudsman



**Sold
STC**



Penllwyn Plan House, Meidrim, Carmarthen SA33 5NX

Offers in the region of £350,000

**Period Property & Studio In Rural Location
3 Bedroom Character Accommodation With Gardens
Convenient Location, 1/2 Mile Meidrim & 6 Miles Carmarthen**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

NWT/WJ/78332/091020

DESCRIPTION

A lovely period property in the country with separate studio, retaining much of its character and charm. The property has been an inspiration for book writing and more recently painters alike. The property itself offers 4 bedroom accommodation, retains much of its character and charm, also has a separate studio and garden room with the gardens having an abundance of wildlife and birds visiting also having a double drive with ample parking. Open plan living and dining area with wood burner, separate dining area with flagged floors and kitchen/breakfast room with original features. A separate studio which could be used as an office or similar.

LOCATION

Situated less than a mile from the rural village of Meidrim and approximately 6 miles from Carmarthen town and 3 miles from Bancyfelin with dual carriageway connection to the M4. Carmarthen offers excellent shopping facilities with national retailers, junior and secondary schools, bus and rail station and M4 dual carriageway connection is available at Bancyfelin. It also gives it easy access to the Pembrokeshire Coastline with Laugharne, Pendine, Saundersfoot and Tenby within an easy drive.

SUN ROOM

15'8 x 5'8 (4.78m x 1.73m)
Double doors with triple aspect to front and side, door through to;

LIVING ROOM

21'8 x 19' (6.60m x 5.79m)
Triple aspect to front, side and rear, wood burner on slate hearth with wood mantle and surround, wooden flooring, recess display shelves, 4 radiators, arch opening to;

INNER HALLWAY

Stairs to first floor, understairs store cupboards, tiled floor, double glazed window to rear, radiator, door to;

CLOAKROOM

Wash hand basin, WC, window to rear.

DINING ROOM

13'8 x 12'4 (4.17m x 3.76m)
Stone flag floor, double glazed window to front, radiator, beamed ceiling.

REAR HALLWAY

Quarry tiled floor, part tongue and groove to dado, rear entrance doorway, opening to;

KITCHEN

20'4 x 8'4/12'9 (6.20m x 2.54m)
Double aspect to front and rear, double ceramic sink unit with mixer tap attachment, a range of base units with worktop over, Leisure cooking range with double oven, 4 ring LPG bottle gas hob with extractor fan over, space and plumbing for a dishwasher, oil fired boiler servicing the domestic hot water and central heating system (we are informed is 10 years old), quarry tiled floor, part exposed stone wall and shelves for storage.

FIRST FLOOR LANDING

Two double glazed windows to rear, radiator, door to dryer room with window to front, doors to;

UTILITY ROOM

6' x 3' (1.83m x 0.91m)
Double glazed window to rear, wash hand basin, space and plumbing for a washing machine, space for tumble dryer

BEDROOM 1

8'9 x 7' (2.67m x 2.13m)
Double aspect to side and rear, radiator, this room is currently utilised for office.

BEDROOM 2

14'5 x 9' (4.39m x 2.74m)
Double glazed window to front, radiator, door to;

DRESSING ROOM

14'5 x 9'10 (4.39m x 3.00m)
Double glazed window to front, radiator. This room could be configured to create another bedroom with access from landing if required.

BEDROOM 3

14'3 x 12'4 (4.34m x 3.76m)
Double glazed window to front, fitted wardrobe to recess, radiator, loft access.

BEDROOM 4

13'3 x 10'4 (4.04m x 3.15m)
Double glazed window to front, radiator.

BATHROOM

10'6 x 7'10 (3.20m x 2.39m)
Panel bath, shower cubicle with power shower, vanity wash hand basin, WC, Airing Cupboard housing hot water cylinder, opaque double glazed window to rear, radiator, localised wall tiles.

EXTERNALLY

Double entrance with the front entrance leading to front of the

property with gravelled parking and turning area with double gated entrance with a patio area off and a lawned garden with an abundance of scattered shrubs and flowers. **STUDIO/STORE ROOM - 15' x 10'** with window to side. Patio area with stone walls to two sides giving privacy and a **GARDEN SHED**. To the rear of the property is a secondary entrance with **STUDIO - 25' x 8'8'** with arched window to front, window to side and side entrance doorway with power and lighting and water connected. The stone pillared entrance with gate leads to the gravelled parking area.

SERVICES

We are advised that mains water (which we are informed by the owner is via a secondary meter via the neighbouring property) and electricity are connected to the property. Private drainage.

VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail carmarthen@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

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@JohnFrancisCarm or on
facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

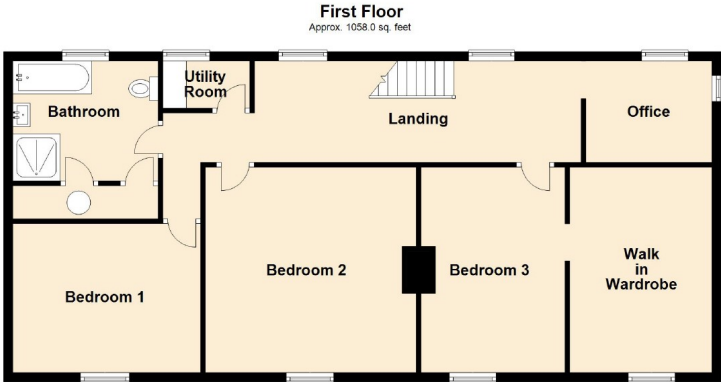
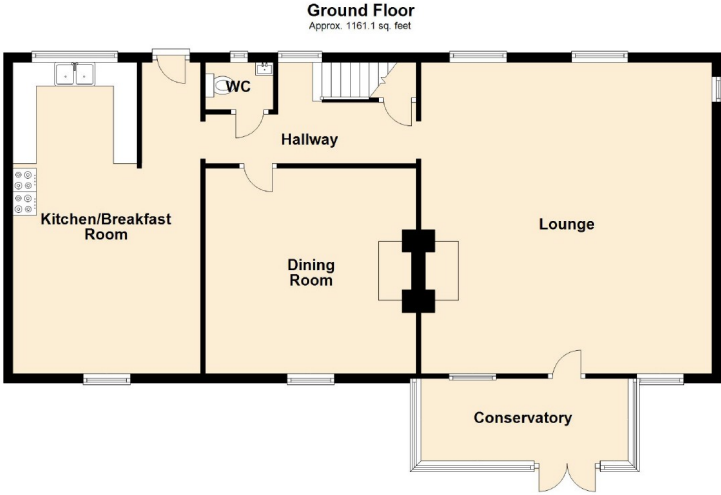
We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Carmarthen take the A40 west signposted for St Clears and travel for approximately 2 miles, having passed the former show ground, take the right hand turning signposted for Bancyfelin/Medrim. Go over the dual carriageway and continue on for 0.25 miles and turn right signposted Meidrim and continue on this road for approximately 2 miles whereby the property will be located with the entrance being on the left hand side, which is approximately 0.75 miles before the village of Meidrim.




Penllwyn Plan House, Meidrim, CARMARTHEN

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

**John.
Francis**