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Nantfeinen Gwernogle, Carmarthen, Carmarthenshire, SA32 7SE

Guide Price £399,950

An ideal property for those seeking peace and tranquility. Sheltered away at the base of Llanllwni Mountain is this tastefully renovated 3 bedroomed house providing family size accommodation with many attractive features such as wood burning stove, sun lounge, garage/workshop, car port / store shed & a small section of evergreen woodland. Completely private & secluded whilst being just a 7 minute drive from the A485 main road. Don't miss out on this chance to make this country retreat your own!

Location



This property provides the perfect setting for those wanting to 'get away from it all' & retreat to the scenic West Wales countryside. Peacefully located at grid reference 525 373, approx 1/2 a mile off the council road along a part tarmac lane. Whilst being completely private & secluded the property is only approx 3 1/4 miles from the A485 & the village of Llanllwni which offers a wide range of amenities including junior school, public houses, places of worship & convenience store. The property is also some 15 miles North of the administrative town of Carmarthen which provides rail transport, high street retailers, multi-screen cinema & more.

Description



This lovely rural property comprises of a 3 bedrooomed solar panelled detached house which has been extensively renovated to provide homely & character accommodation, a car port/store shed, a small section of evergreen woodland & a 2 storey garage/workshop in our opinion suitable for conversion if desired (STP). The detached house benefits from double glazing, part economy 7 heating, part eco efficient Elnur Gabarron storage heaters, character wood burning stove, sun lounge & generally well proportioned rooms. The property affords more particularly the following -

Side Entrance Door

WC



with wash hand basin, WC

Hallway



with tiled flooring, staircase to first floor

Kitchen

15'6" x 8'1" (4.72m x 2.46m)



An attractive kitchen with electric 'AGA' oven with hot plates,

1 1/2 bowl sink h/c, base and wall units with adequate working surfaces, dishwasher, down lights & tiled flooring.

Open Plan Living / Dining Room

30' x 14'2" (9.14m x 4.32m)



A lovely open plan space having inglenook with feature stove (currently for aesthetic purposes only), downlight, feature woodburner, door to -

Sun Lounge

14'7" x 7'7" (4.45m x 2.31m)



with velux window, tiled flooring, double doors to -

Patio Area

with store shed

FIRST FLOOR

Bathroom

9'1" x 6'2" (2.77m x 1.88m)



Having bath with 'Triton' shower over, WC, wash hand basin, extractor fan

Bedroom 1

15'4" x 8' (4.67m x 2.44m)



Built in cupboard

Airing Cupboard

Bedroom 2

12'3" x 11'5" (3.73m x 3.48m)



with built in wardrobe & store cupboard

Bedroom 3

12' x 11'3" (3.66m x 3.43m)



with built in wardrobe

Landing Store Room

Garage / Workshop

15'4" x 15'2" (4.67m x 4.62m)

Accessed via the sun lounge or via external double doors. A useful two storied space with electricity connected & workbenches. Potential for conversion to further living accommodation if desired (STC)

Garage / Workshop Second Storey



Externally



The property enjoys a spacious third of an acre plot with ample parking & turning space.

Entrance To Property



The property is approached initially over common mountain land which leads to the gated & gravelled entrance.

Woodland



'Nantyeinen' to the homestead (clearly signposted with Evans Bros property for sale arrows).

The property comes with a useful evergreen woodland providing a shelter belt.

2 Bay Car Port / Store Shed



Adding to the residential appeal of the property, of timber construction under a box profile roof,

Services

We are informed by the vendor that the property is connected to mains electricity, spring water supply, private drainage, 4G mobile broadband. The property also has the benefit of solar panels which are owned and store any excess power to a battery pack.

Council Tax Band 'D'

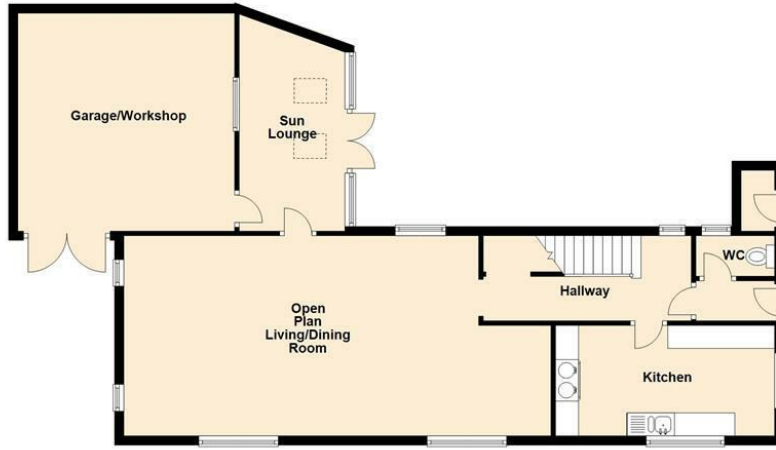
We understand that the property is in council tax band 'D' with the amount payable per annum being £2048.

Directions

What3Words: crouching.clasping.flooding

From the A485 Llanybydder - Carmarthen road at Pentop Llanllwni, take the mountain road. Proceed for exactly 2.7 miles, turning right down a private tarmac drive for 0.5 miles. Turn right again down another access lane labelled

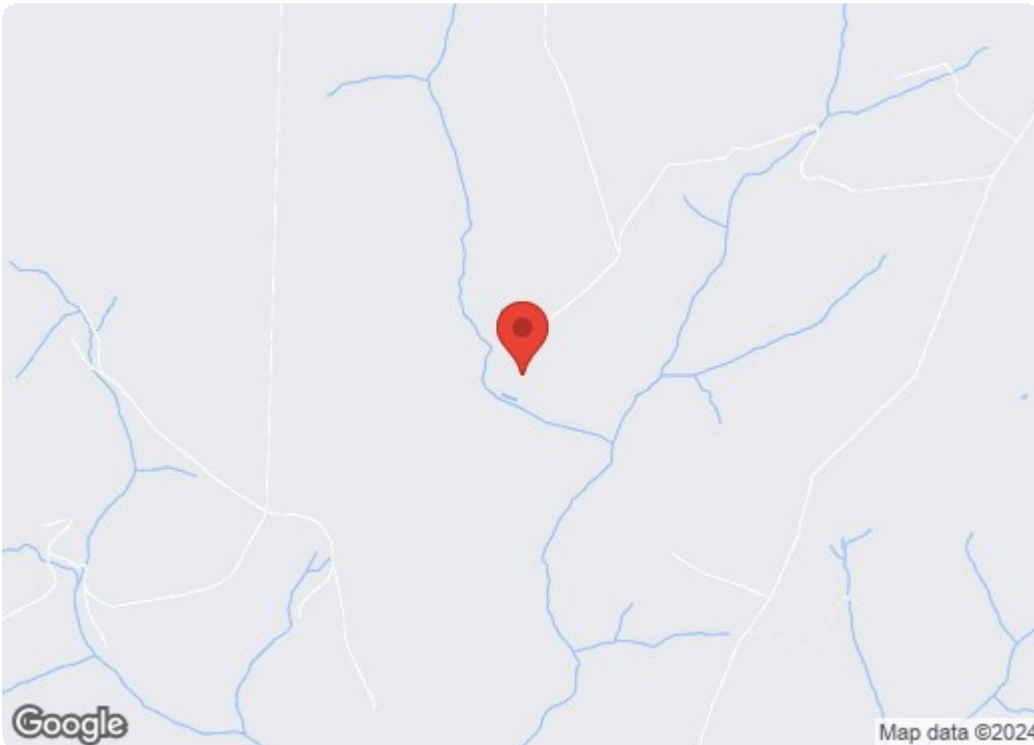
Ground Floor



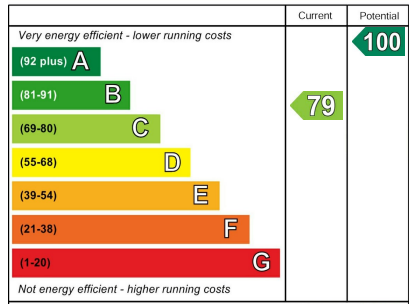
First Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate.
Plan produced using PlanUp.

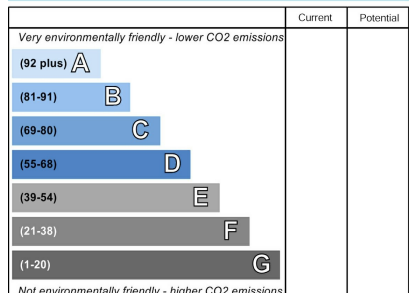


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC



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