

Terry Thomas & Co

ESTATE AGENTS



Clyn Farm & Ty Clyn

Cwmbach, Whitland, SA34 0DN

Viewing highly recommended. Clyn Farm and Ty Clyn are located within 53 acres of rolling countryside in the village of Cwmbach near Whitland. Whitland has many local amenities as well as a primary school and secondary school. Cwmbach is 10 miles for the Old Market Town of Carmarthen. Carmarthen has many local and independent and high street stores as well as doctors surgeries and chemists. Please note this property brochure is for two properties. ** Viewings strictly by appointment only**

Offers in the region of £895,000

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Ty Clyn

Detached double fronted house under a traditional construction dual pitched roof. Concreted pathway leading up to the entrance door leading to a storm porch.

Entrance hallway

Entrance hallway having quarry tiled floor. Staircase to first floor, door through to sitting room and dining room. Walk-in under stairs storage cupboard. Door leading out to the rear garden/patio.

Sitting room

11'6" x 9'1" (3.51m x 2.77m)

Single panel radiator. uPVC double glazed window to fore. Feature picture rail.

Drawing room/dining room

10'5" 10'9" (3.18m 3.30m)

Single panel radiator. uPVC double glazed window to fore. Feature picture rail.

Lounge

max 17'2" narrowing to 13'11" x 10'5" (max 5.24m narrowing to 4.25m x 3.18m)

Feature fireplace with pointed stone surround with a wood burner inset on a slate hearth. uPVC double glazed window to rear. Feature picture rail. Single panel radiator.

Breakfast room

10'5" x 8'8" (3.20m x 2.65m)

Ceramic tiled floor. uPVC double glazed window to rear. Single panel radiator. Door through to kitchen.

Kitchen

18'4" x 9'10" (5.61m x 3.0m)

Feature exposed beam ceiling. Handmade fitted base units with solid slate work surface over, undermounted 'Belfast' sink with chrome mixer tap fitment. Plumbing for washing machine. Ceramic tiled floor. Feature inglenook style fireplace where there is an Oil fired Rayburn cooker range having two ovens, a warming plate and a hot plate. 'Worcester' Oil fired boiler which serves the central heating system and heats the domestic water. Two double glazed Velux windows to rear. Ceramic tiled floor and a uPVC double glazed door leading out to the boot room/rear entrance porch. Ceramic tiled floor.

Boot room/rear entrance porch

5'10" x 8'11" (1.8m x 2.72m)

Ceramic tiled floor. Two uPVC double glazed entrance doors, one leading out to the side court yard and the other leading out to the rear court yard and garden.

First floor.

Half galleried landing area with large open space to fore and uPVC double glazed window with a rural outlook. Access to loft space and single panel radiator. Doors leading to all three bedrooms and family bathroom.

Family bathroom/shower room/WC

8'3" x 10'7" (2.53m x 3.25m)

Pine tongue and groove panelled bath, pedestal wash hand basin, shower cubicle with a 'Gainsborough' electric thermostatically controlled. Open way leading through shower fitment. Marbelex panelled walls. Close coupled economy flush WC. Airing cupboard with fitted shelves and a hot water cylinder. uPVC double glazed window to rear. Single panel radiator.

Rear bedroom 1

6'3" x 10'0" (1.91m x 3.06m)

Single panel radiator thermostatically controlled. uPVC double glazed window to rear with extensive views.

Front bedroom 2

10'7" x 9'7" (3.24m x 2.93m)

uPVC double glazed window to fore. Single panel radiator thermostatically controlled.

Front bedroom 3

11'3" x 10'6" (3.45m x 3.22m)

uPVC double glazed window to fore. Single panel radiator thermostatically controlled.

Former masonry-built farm office

26'10" x 17'3" (8.2m x 5.27m)

uPVC double glazed pedestrian entrance door and a further uPVC double glazed double doors and uPVC double glazed window to the side. Ceramic tiled floor throughout. Wood burner stove, feature vaulted ceiling with exposed beams. Door to WC. Low level WC and a panel bath and pedestal wash hand basin with tiled splash back and downlighting. Kitchen area having fitted base units with Beech effect door fronts and a gloss finish granite effect work surface over incorporating a 1½ bowl sink. Plumbing for washing machine, electric cooker point. uPVC double glazed window to the side with rural outlook. Staircase to mezzanine level. Adjoining the farm office is a garden room. 8.2m x maximum 5.28m narrowing to 3.52m uPVC double glazed entrance door leading into the farm kitchen/preparation area. Having fitted base units with Beech effect door fronts and gloss finish granite effect work surface over incorporating a 1½ bowl stainless steel sink. LP Gas cooker point. uPVC double glazed window to side. Slate effect ceramic style floor throughout. Feature vaulted ceiling with exposed timber beams. Double glazed Velux windows to both side and rear. Wood burning stove. Staircase to mezzanine level door to WC. Low level WC and a panel bath and pedestal wash hand basin with tiled splash back and downlighting. uPVC double glazed door leading out to rear porch/summer house/garden room with a part glazed door leading through to an enclosed garden area.

Pen y Clyn

uPVC patio doors leading into a sun lounge

8'4" x 10'8" (2.56m x 3.26m)

Dwarf cavity built walls with uPVC double glazed windows to three sides over. Under a vaulted uPVC double glazed roof. Ceramic tiled floor. Panel radiator

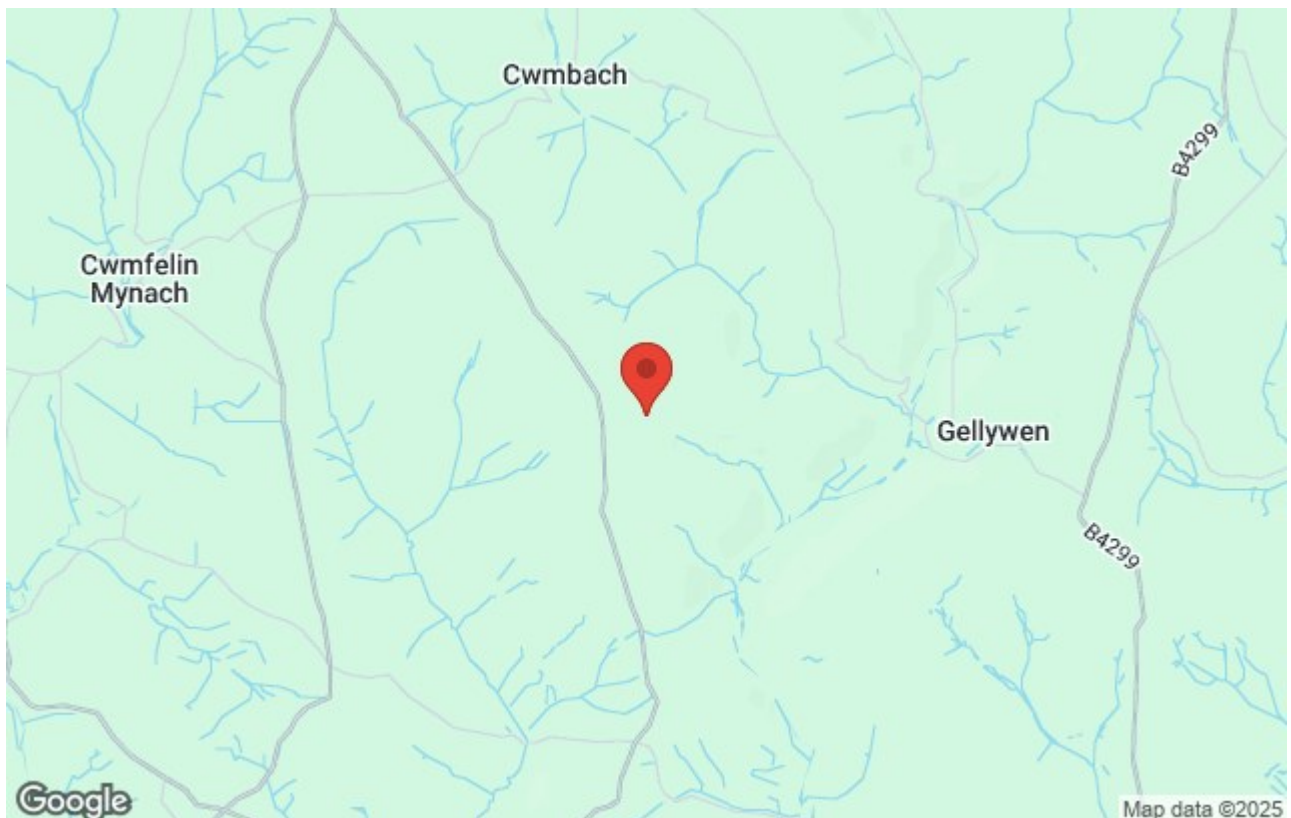
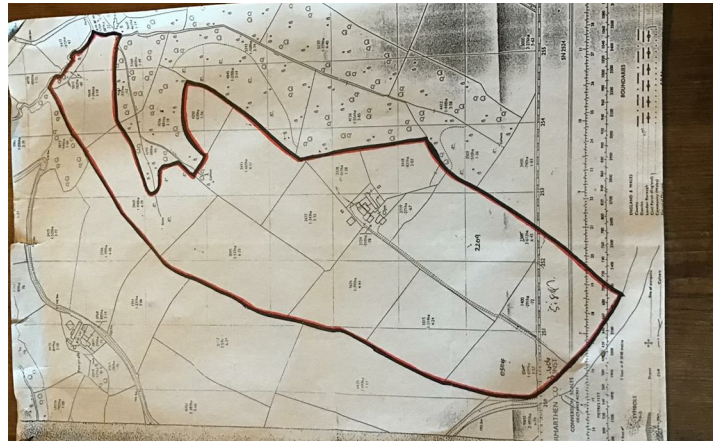
with grilles. Leading into a dining room 4.69m x 3.31m

Feature vaulted ceiling with exposed beams. Double glazed window to side. Panel radiator with grilles thermostatically controlled. Open way leading through to the lounge 4.28m x 5.48m Feature vaulted ceiling with exposed beams. Two double glazed windows to rear and double-glazed window to the side with extensive views over the surrounding country side. Two panel radiators with grilles thermostatically controlled. Archway leading through to the kitchen 3.25m x 4.11m Feature vaulted ceiling with exposed beams. Two Velux windows to front and rear. Double glazed window to rear. Fitted base and eye level units with country cream colour door and drawer fronts with a solid wood work surface over the base unit. Undermounted 'Belfast' sink with chrome mixer tap fitment. 'Hotpoint' double oven/grill, 4 ring halogen hob with a chimney style extractor over. Ceramic tile floor. Plumbing for washing machine. Snug/dining room 4.26m x 3.18m Feature vaulted ceiling with exposed beams. Two double glazed windows to fore. Ceramic tiled floor and a feature exposed pointed stone wall. Hallway with door through to bedroom, bathroom/shower room/WC 3.01m x 1.87m Corner shower enclosure with an 'Inspiration' power shower fitment. Oval shaped panel bath, low level WC and a pedestal wash hand basin. Panel radiator with grilles thermostatically controlled. Partly tiled walls with sailing boat patterned inserts. Vaulted ceiling with exposed beams. Double glazed Velux window to rear. 'Manrose' extractor. Slate effect ceramic tiled floor. Bedroom 2 3.50m x 4.18m Feature vaulted ceiling with exposed beams. Double glazed window to fore with a slate sill. Panel radiator with grilles. Double glazed Velux windows to front and rear.

Externally

Set within 53 acres of rolling countryside with various out buildings. Cattle store 75' x 60', implement shed and stores as well as the properties Pen Y Clun and Ty Clyn.





Floor Plan



Type: Land

Tenure: Freehold

Council Tax Band: D

Services: Mains electricity and water ?plus private? Private drainage

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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