



- Spacious Detached Three Bedroom Bungalow
  - Several Outbuildings
  - Good Quality Pasture Paddocks
    - Approx. 4.5 Acres In All
  - Rural Location with Lovely Views



## GENERAL AND SITUATION

Approximate Distances:

Newcastle Emlyn 8 miles • St Clears / A40 10 miles • Carmarthen 13miles • Cardigan 14 miles

A spacious detached three bedroom bungalow set in approx. 4.5 acres with several outbuildings and good quality pasture paddocks in an extremely pleasant rural location.

The bungalow is believed to have been built in the 1980's and the former garage was converted to provide a dining room in 2005. The current owners keep sheep and poultry and in the agent's opinion the property is ideally suited to this use or alternatively for private equestrian use.

The property is about half a mile from the village of Trelech which has a primary school and there is a good range of local amenities close by in the popular market town of Newcastle Emlyn. There is access onto the A40 dual carriageway at St Clears providing a fast link to Carmarthen, Swansea and the M4. The beautiful Ceredigion Coastline with its many sandy beaches is also within close proximity to the north-west.

## THE RESIDENCE

A detached timber framed bungalow with partial oil fired central heating and double glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

The **Main Entrance** is through a half glazed front door with a stained glass window, opening into a **Reception Hall**.

The **Living Room** has a window to the front with a lovely rural outlook over the surrounding fields, and a brick fireplace with a log burner.

The **Kitchen / Breakfast Room** has a range of built-in units with worksurfaces, incorporating a sink with drainer and mixer tap, integral fridge / freezer, space for Range cooker with extractor hood, plumbing for dishwasher, pine panelled ceiling, laminated floor and an **Airing Cupboard**. It opens through to a separate **Utility Room** with built-in work surfaces, stainless steel sink, plumbing for washing machine and the oil fired boiler.

There is a **Rear Hall** with a glazed external door and a **Cloakroom** with a WC.

The large **Dining Room** was converted from a former garage and has a glazed sliding door to the front with lovely views over the garden and surrounding countryside.

There are **Three Good Sized Bedrooms**, one of which has built-in double wardrobes, and a **Bathroom** fitted with a panelled bath, cubicle with electric shower, WC, wash hand basin, tiled walls and floor.







## OUTSIDE, OUTBUILDINGS & LAND

The property is set adjacent to a small county lane and has a tarmac drive and parking area with space for several vehicles.

There is a front lawn with views over the surrounding countryside towards the Preseli Hills, and adjoining the bungalow to the side is a **Purpose Built Catio**. A further garden at the rear is lawned with a small greenhouse and oil tank.

A separate gated entrance from the lane leads onto an adjacent yard off which are the following buildings with approximate sizes:

**Barn** 30' x 10' (about 9.2m x 3m) steel portal frame with timber cladding, corrugated roof, concrete base, light and power supplies

**Log Store and Freezer Room** 30' x 9' (about 9.2m x 2.7m) (overall)

**Field Shelter** 15'8 x 9' (about 4.7m x 2.7m) built of timber and box profile

**Storage Shed** 16'5 x 9'2 (about 4.9m x 20.7m)

There is a large fenced **Poultry Enclosure** with a variety of **Hen Houses** some of which may be available by separate negotiation.



There are three good quality pasture paddocks which are fairly level and enclosed with stock fencing with mature hedges along the main borders. One of the paddocks is subject to a number of covenants, further details of which are available from the agents.

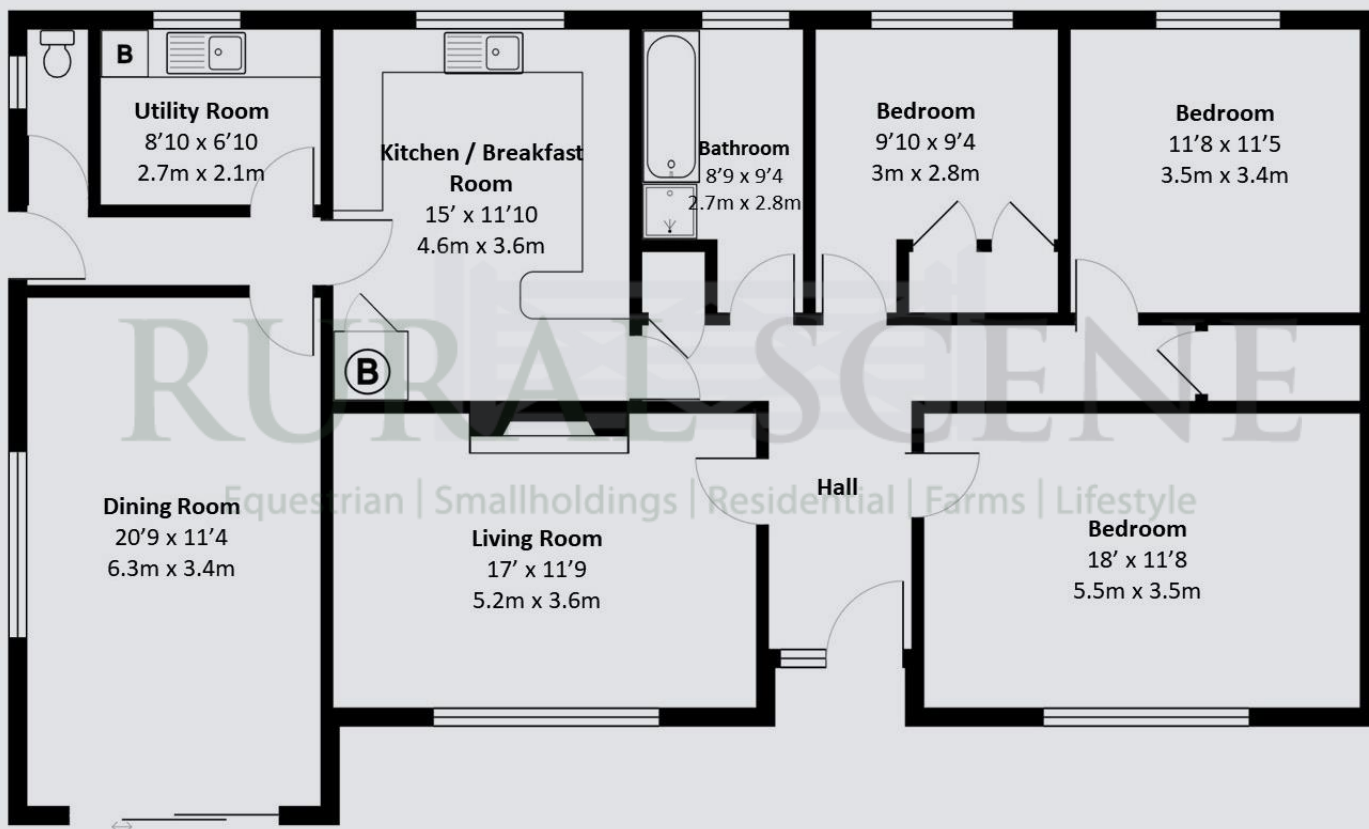
**IN ALL APPROX. 4.5 ACRES**  
**(About 1.8 Hectares)**



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**TENURE** Freehold    **ENERGY RATING** D    **COUNCIL TAX** E

**DIRECTIONS**

From Trelech, take the small lane adjacent to the chapel. Proceed for about half a mile and Pethi Aur will be seen on the left hand side just before the turning to Dinas.

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