



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales



**Cefn Goleu
Four Roads
Kidwelly
Carmarthenshire.**

Offers In Region Of **£319,995**



- A perfect Lifestyle Opportunity
- Period Detached 2 Bed Country Cottage
- Private & Peaceful Location With Stunning Views
- Charming & Well Presented Accommodation
- Conservatory, 2 Reception Rooms, Kitchen, 2 Beds, Bathroom
- Good Sized Mature Garden To Relax & Enjoy
- Pod/Lodge Having Air bnb Potential Or Teenage Den
- Garden Store/Utility & Car Parking Driveway
- Easily Accessible To Pembrey Country Park & Beach
- Viewing Recommended!

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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Professional Services
Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

General Description

A perfect lifestyle opportunity and viewing is highly recommended! A detached period 2 bedroom cottage adjoining a quiet country lane having super far reaching open country views, set on a large plot with landscaped garden to relax and enjoy. The cottage affords cosy and elegant living accommodation with stylish living room and wood burner stove. Outside there is a luxury modern pod/lodge ideal for air bnb, or additional teenage accommodation/workroom. Close proximity to Pembrey coastal park and beach and the town of Kidwelly.

EPC Rating: E42

Four Roads, Kidwelly, Carmarthenshire.

Property Description

A most attractive period detached country residence of considerable appeal having a quiet peaceful rural location yet being easily accessible to all amenities. An ideal opportunity of acquiring a well presented residence enjoying privacy and superb far reaching open views towards the coast.

Originally forming part of the Brigstocke Estate & only the second time being sold, the main part of the property dates from the 1700's with more recent additions providing cosy living spaces. The light & airy conservatory provides sun room/conservatory to relax and take advantage of the views having access to the quaint dining room, from here access to the stylish lounge with wood burner stove. A contemporary fitted kitchen, with access to the inner hall & enchanting bathroom. To the first floor lies 2 double bedrooms, both having super views over open country side & distance sea views beyond plus a useful cloakroom for both.

Externally there is a large mature well stocked garden with raised established lawn areas, shrubbery, bushes, vegetable garden, then meandering pathways with an array of fruits is located to the rear. Large patio/decking area at the top taking advantage of the breathtaking views that can be enjoyed. Gated car parking driveway for 2/3 cars leading to garage with useful garden store/utility leading over to modern pod/lodge with excellent potential for air bnb, or alternatively workroom/teenage accommodation.

Located within close proximity to the popular Pembrey Country/Coastal Park, Cefn Sidan Beach & the historic Township of Kidwelly, this truly is the perfect lifestyle opportunity!

Conservatory (16' 04" x 6' 04") or (4.98m x 1.93m)

A great addition to the property, ideal place to relax and take in the wonderful views on offer, double glazed windows allowing the natural light to flood in, French entrance doors, tiled flooring, glazed double doors to:

Dining Room (14' 04" x 12' 02") or (4.37m x 3.71m)

Feature brick built fireplace adding country charm, timber stairs to first floor, tiled flooring, radiator, under stair cupboard, latched doors to:

Living Room (12' 09" x 11' 08") or (3.89m x 3.56m)

Timber board flooring, 2 radiators, cosy room with timber fireplace incorporating a cast iron log burner stove with slate hearth, part tongue and groove walling, double aspect windows.

Kitchen/Breakfast Room (11' 10" x 11' 08") or (3.61m x 3.56m)

A contemporary fitted kitchen with a country twist comprising a range of base and wall cupboards with wooden counter work tops, twin bowl Belfast sink unit and mixer tap, cooker electric range with double oven and hob (available by separate negotiation), fitted stainless steel hood over, tiled flooring, fridge space, radiator, breakfast bar, window to rear, tiled surrounds, door to:

Rear Entrance Lobby

Connecting door to Conservatory, door to:

Bathroom (10' 11" Max x 5' 07") or (3.33m Max x 1.70m)

Modern suite comprising WC, sink unit, P shaped bath with Victorian style shower bath, shower and screen, tiled splash backs, radiator, dual aspect windows, partly tiled walls, heated towel rail, window to rear, tiled flooring.

First Floor Landing

Timber floor boards, window to rear, wooden latched doors to:

Bedroom 1 (14' 03" x 13' 06") or (4.34m x 4.11m)

Timber floor boards, dual aspect feature windows taking advantage of the stunning views on offer, radiator.

Bedroom 2 (13' 07" x 9' 10") or (4.14m x 3.00m)

Timber floor boards, double aspect windows again enjoying the glorious views on offer, built in airing cupboard with storage.

Separate WC

Modern suite comprising WC, vanity unit with basin, timber floor boards, window to rear.

Outside

A particular feature of the property is the good sized grounds and gardens on offer amounting to 0.21 acre. Comprises a gated entrance with stoned driveway providing ample car parking leading to garage. Established mature well stocked gardens with raised lawn areas array of shrubbery, bushes with herbaceous beds at the rear. Patio/decking platform at the top to relax and enjoy the wonderful and glorious open far reaching views on offer.

Separate enclosed garden at the bottom level leading over to modern pod/lodge 15'3 x 9'3 with excellent potential for air bnb or alternatively as teenage accommodation or workroom etc, being fully insulated with French entrance doors leading into kitchen area/living/bedroom with built in induction hob, hot water heater, and door leading to shower room with modern suite, and serviced with water, mains drainage (flushing loo), and electricity. Outside patio/hot tub area to relax. Timber garden shed/ outside utility 13'6 x 5'10 with power and light connected and good storage.

Broadband and Mobile phone

Mobile phone signal varies depending on network, please check with your provider for more information.

Services

Mains electricity, mains water, mains drainage, oil fired central heating.

Tenure

Freehold

Council Tax

D

Directions

Exit Carmarthen along the A484 towards Kidwelly passing the villages of Idole and Upland Arms. Upon reaching Parc Y Bocs roundabout, bypass the town on the dual carriageway and take the first left hand turn. Continue along this road proceeding up the hill and into Four Roads, at the crossroads turn left & continue along this road where the property can be located further on the left hand side, identified by our For Sale board.

