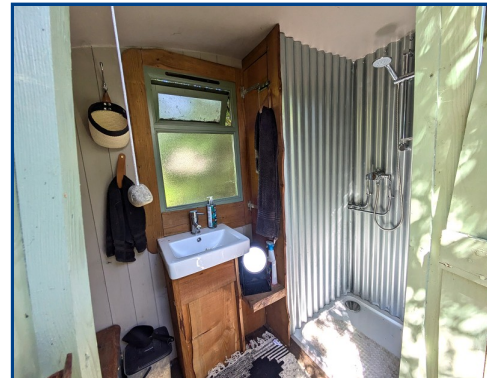


**Chartered Surveyor, Valuers,  
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14 Offices Across South Wales

**Pantyrhodyn,  
Bolahaul Road  
Cwmffrwd, Carmarthen  
SA31 2LW**

Offers In Region Of **£450,000**



- Unique Property - Near Carmarthen Town Centre
- Character Period Detached 2 Bedroom Cottage
- Set In 2 Acres Of Gardens With Small Paddock
- Wildlife Pond & Log Cabin Offering Additional Accommodation
- Useful Outbuildings Inc Stable Block & Workshops
- Stone Barn Currently Used As Home Office & Gym
- Planning Consent Granted For Extension
- Large Poly Tunnel And Kitchen Garden
- Excellent Potential On Offer



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

**Important notice**

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**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](mailto:surveys@ctf-uk.com).

**General Description**

A most unique characterful detached 2 bedroom period cottage set in approx. 2 acres of land, ideal for those seeking the country lifestyle yet being only a mile from Carmarthen town centre. The land comprises of extensive grounds, mature gardens and small paddock with poly tunnel and attractive wildlife pond with log cabin adjacent, ideal for guests/teenagers. Also included are useful outbuildings with stone barn now used as studio/office, garage/workshop and stable block. A most accessible and convenient spot only 1.5 miles from Carmarthen town centre.

**EPC Rating: F24**

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**



## Bolahaul Road, Cwmffrwd, Carmarthen, Carmarthenshire.

### Property Description

Charming detached period 2 bedroom cottage having a most convenient spot some 1.5 miles from Carmarthen town centre being ideal for those seeking the country lifestyle. The cottage offers cosy well proportioned accommodation with character features including vaulted beamed ceilings, stone fireplace with wood burner stove. There is planning consent granted for an extension to provide a further 2 bedrooms (one with en suite) and family bathroom.

Outside there are approx. 2 acres of mature gardens and small paddock with it's own driveway leading down to concrete yard area providing ample car parking area with stable block and workshop. Also included is a stone barn range now used as studio/home office with adjoining former dairy, further workshop with brick built garden shed and poly tunnel and kitchen garden ideal for gardening enthusiasts. Mature lawned garden areas with post and rail fencing and mature trees creating privacy and shelter. Stone path leads up to attractive wildlife pond being an absolute paradise with decking/patio areas to relax and enjoy with adjacent log cabin ideal for guests/airbnb or teenagers independence, with separate bar area ideal for entertaining and parties.

The town of Carmarthen offers a wide range of amenities and facilities including schooling, modern shopping centre and cinema, rail station, cafe's and eateries, with easy access onto the dual carriageway.

### Conservatory / Entrance Porch (10' 02" x 6' 04" ) or (3.10m x 1.93m)

Timber effect flooring, sliding patio doors to:

### Living Room (15' 06" x 13' 05") or (4.72m x 4.09m)

Modern timber fireplace with coal effect electric fire, alcove shelving and cupboards, timber effect flooring, radiator, high vaulted beamed ceiling, door to:

### Bathroom (12' 02" x 5' 06" ) or (3.71m x 1.68m)

Luxury suite comprising free standing roller top bath, tiled shower cubicle, high level flush WC, wash basin, fully tiled walling, beamed ceiling, heated towel rail, Velux style window, sloping ceiling.

### Reception/Dining Room (16' 00" x 11' 09" ) or (4.88m x 3.58m)

Window to front, radiator, timber effect flooring, door to:

### Kitchen/Breakfast Room (24' 04" x 13' 00" ) or (7.42m x 3.96m)

Range of fitted base and wall country style cupboards with Belfast sink unit, electric cooker range with gas hob and fitted hood over, built in dish washer, fridge space, stone built fireplace and surround with beam over incorporating a wood burner stove, under stair store cupboard, Velux style window, stairs to first floor, rear exterior door, door to:

### Utility Room (9' 08" Min x 5' 09") or (2.95m Min x 1.75m)

Fitted work top with sink unit, store cupboards, plumbing for washing machine and dryer, beamed ceiling, radiator.

### First Floor Landing

Radiator, doors to:

### Bedroom 1 (17' 00" x 8' 02" ) or (5.18m x 2.49m)

Fitted wardrobes with over bed cupboards, vaulted beamed ceiling, radiator.

### Bedroom 2 (12' 01" x 8' 09") or (3.68m x 2.67m)

Radiator, large under eaves storage.

## Bolahaul Road, Cwmffrwd, Carmarthen, Carmarthenshire.

### Shower Room (6' 07" x 4' 00" ) or (2.01m x 1.22m)

Modern suite comprising double shower cubicle, WC, vanity unit with wash basin, extractor fan.

### Planning Permission

We have been informed by the owners that there is currently planning consent granted for an extension to the cottage being 2 additional bedrooms (one with en suite facility) and family bathroom.

### Outside

A particular feature of the property is the extensive grounds and gardens on offer with private driveway leading down to property with large concreted yard area providing excellent car parking/turning area. Mature lawned areas with post and rail fencing, various mature trees creating privacy and shelter, fire pit area to enjoy the BBQ's, large poly tunnel with kitchen garden adjoining with raised beds being ideal for the gardening enthusiasts. Stone pathways lead up to attractive wildlife pond stocked with carp and koi fish, and ornamental plants creating a wildlife heaven. Large log cabin adjacent 15'9 x 15'9, being ideal as additional accommodation for guests, teenagers or airbnb etc, in open plan style with kitchen, living and bedroom area with electric radiator, eco toilet and shower, double doors leading out to decking area overlooking pond being an ideal place to relax and enjoy. Also included directly opposite across the pond there is a small private bar area with decking/patio ideal for family entertaining and parties. Small paddock area at the rear and side ideal for small pony, goats etc. There is also a small parcel of land included across the drive down by the bottom entrance. In total extending to 2 acres or thereabouts.

### Outbuildings

There are an useful range of buildings with the property and comprise as follows: Stone barn - 22' x 12'6 having been partially converted now providing studio/office/gym divided into 2 rooms with power and light connected, door leading down to former dairy - 10'9 x 9'2 with separate entrance door. Great potential to convert further into living accommodation (STC). Workshop/Store - 23'6 x 14' power and light connected. Stable Block - 2 boxes 12' x 12' each with power and lighting, Workshop/Garage - 23'2 x 12'1 of timber construction with double doors, concrete flooring, power and light connected with adjoining tack room. Garden Shed - 23' x 9'4 of brick construction with pens.

### Broadband & Mobile Signal

Broadband is available in the vicinity. Mobile phone signal is deemed to be good in the area, please contact your network provider for further information.

### Services

Mains electricity, mains water, mains drainage

### Tenure

Freehold

### Council Tax

D

### Directions

From our office proceed down passing the council offices through the lights and onto Pensarn. Continue down to the bottom passing the tyre depots until arriving at small mini roundabout. Turn left under the bridge and up the steep hill to the very top and continue out for approx. 0.5 mile going over the carriageway and the entrance leading down to the property can be seen further along on the left.

