



Ty Clyn , Cwmbach, SA34 0DN

£465,000

A 3/4 Bedroom Smallholding extending to 13 acres or thereabouts situated in the rural village of Cwmbach near Whitland. The property briefly comprises: hall, sitting room, living room, dining room, breakfast room, kitchen and boot room. To the first floor there are three bedrooms and a bathroom. Externally, there is parking, store room and gardens.



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 rising off to first floor, under stair storage cupboard, door leading out to the rear garden/patio, doors to:-

Sitting Room



Single panel radiator, Upvc double glazed window to the front, feature picture rail.

Dining Room



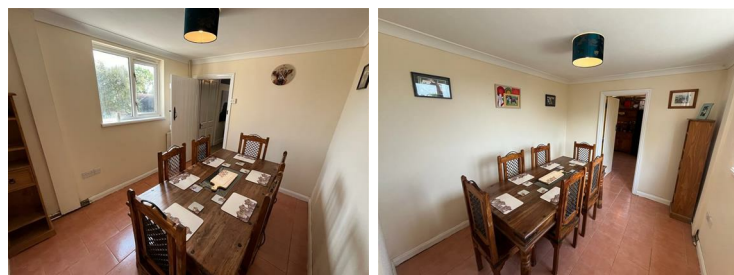
Single panel radiator, Upvc double glazed window to the front, feature picture rail.

Living Room



Feature fireplace with pointed stone surround with inset wood burner on a slate hearth, Upvc double glazed window to the rear, feature picture rail, single panel radiator.

Breakfast Room



Ceramic tiled floor, Upvc double glazed window to the rear, single panel radiator, door to:-

Kitchen



Feature exposed beam ceiling, bespoke fitted base units with solid slate worksurface over, undermounted Belfast sink with chrome mixer tap, 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 the 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



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

FIRST FLOOR



Half galleried landing area with large open space to the front and Upvc double glazed window with a rural outlook. Access to loft space and single panel radiator. Doors to:-

Family Bathroom/Shower Room/WC



Pine tongue and groove panelled bath, pedestal wash hand basin, shower cubicle with a "Gainsborough" electric 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 the rear. Single panel radiator.

Bedroom One



Single panel radiator, Upvc double glazed window to the rear with extensive views.

Bedroom Two



Upvc double glazed window to the front, single panel radiator.

Bedroom Three



Upvc double glazed window to the front, single panel radiator.

Externally



The property is approached via a shared driveway which provides access to the parking area, the land, which extends to 13 acres or thereabouts, is situated to the front of the property with a paved garden to the rear, along with a useful storage shed/workshop.

Utilities & Services

Heating Source: Oil central heating

Services:

Electric: Mains

Water: Mains and private.

Drainage: Private

Local Authority: Carmarthenshire County Council

Council Tax: Band D

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Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has standard broadband available, with speeds up to 1mbps upload and 3mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Yes & Data - Yes

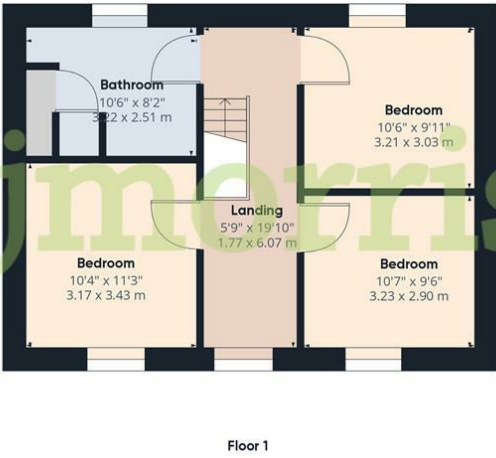
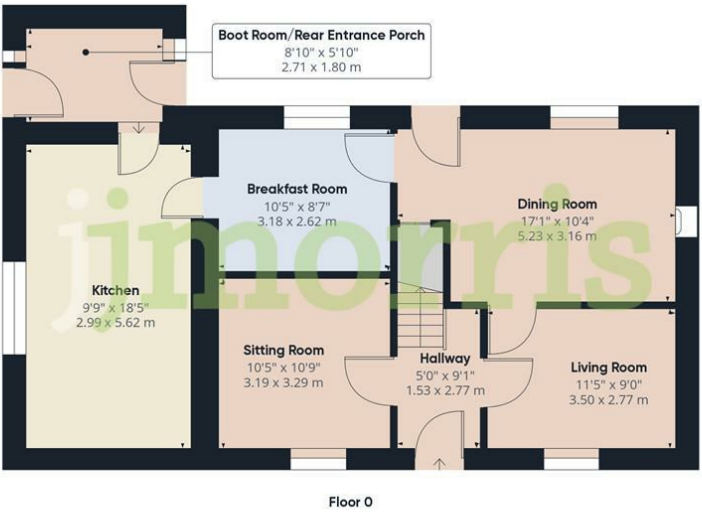
Three Voice - No & Data - No

O2 Voice - No & Data - No

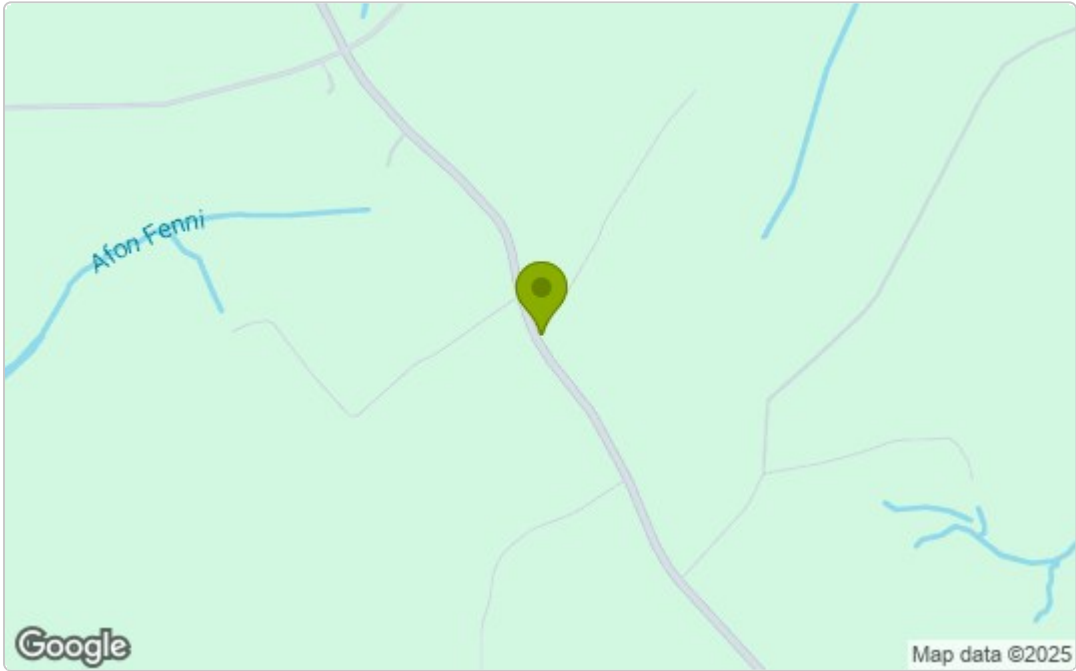
Vodafone. Voice - No & Data - No

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

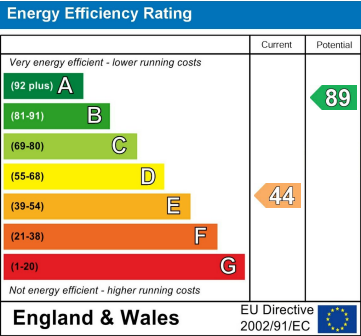
Floor Plan



Area Map



Energy Efficiency Graph



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.