



## Pen Y Clyn , Cwmbach, SA34 0DN

**£650,000**

Pen Y Clyn is a one bedroom bungalow which is set within 40 acres or thereabouts of rolling countryside including an acre of woodland with river frontage and fishing rights in the rural village of Cwmbach near Whitland with the added benefit of a range of outbuildings, stores and implement sheds, with further scope to convert existing buildings into further residential units if requires, subject to consent. Currently run as a beef farm with stock shed designed for 40 cattle.



## PEN Y CLYN



Upvc patio doors leading into:-

### Sun Lounge



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:-

### Dining Room



Feature vaulted ceiling with exposed beams, double glazed window to the side, panel radiator. Open way leading through to:-

### Living Room



Feature vaulted ceiling with exposed beams, two double glazed windows to the rear and double glazed window to the side with extensive views over the surrounding countryside, two panel radiators.

Archway leading through to:-

### Kitchen



Feature vaulted ceiling with exposed beams, two Velux windows to the front and rear, double glazed window to the 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, Hotpoint double oven/grill, 4 ring halogen hob with a chimney style extractor over, ceramic tile floor, plumbing for washing machine.

### Snug/Dining Room



Feature vaulted ceiling with exposed beams, two double glazed windows to the front, ceramic tiled floor and a feature exposed pointed stone wall.

Hallway with door through to:-



### Bathroom/Shower Room/WC

Corner shower enclosure with an Inspiration power shower, oval shaped panel bath, low level WC and pedestal wash hand basin, panel radiator, partly tiled walls with sailing boat patterned inserts, vaulted ceiling with exposed beams, double glazed Velux window to the rear, Manrose extractor, slate effect ceramic tiled floor.

### Bedroom

Vaulted ceiling with exposed beams, double glazed window to the front with a slate sill, panel radiator, double glazed Velux windows to the front and rear.

### Externally

Set within 40 acres of rolling countryside with various outbuildings. Implement shed and stores.

### Garden Room

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 1.5 bowl stainless steel sink. LP Gas cooker point, Upvc double glazed window to the 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 stone, staircase to mezzanine level door to WC with 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.

### Fomer Masonry Built Farm Office



Upvc double glazed pedestrian entrance door and 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 with 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 1.5 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 office is:-

### Cattle Store



### 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](https://www.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

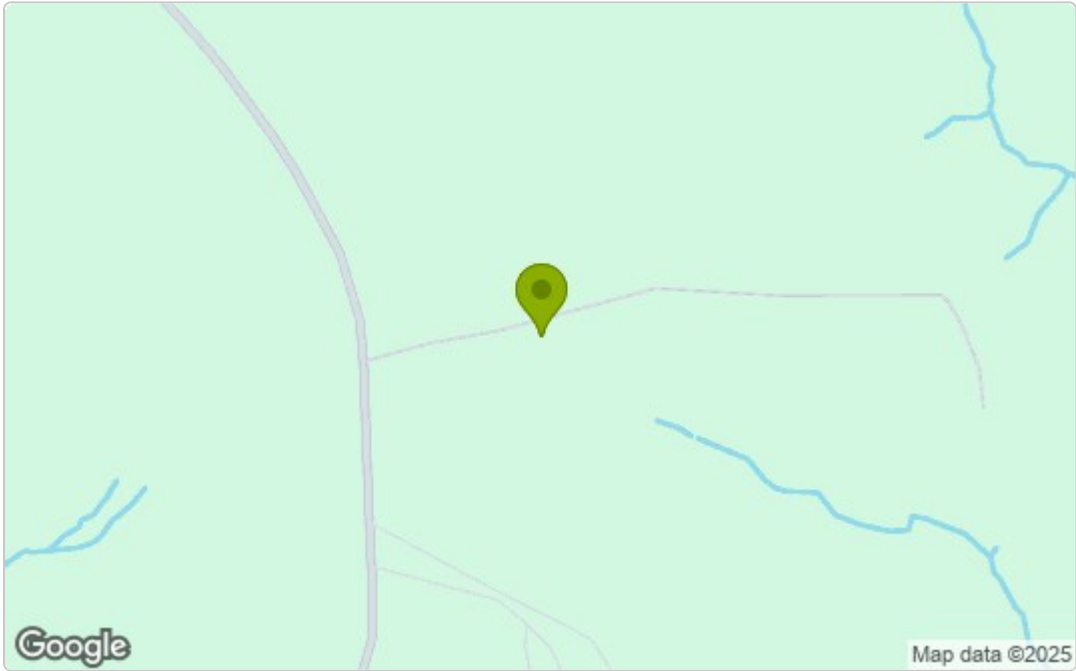
Three Voice - No & Data - No  
O2 Voice - No & Data - No  
Vodafone. Voice - No & Data - No

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](https://www.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.

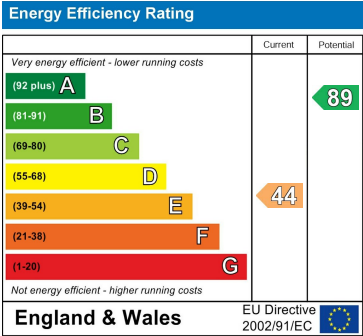
Floor Plan



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.

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