



Rowans , Whitland, SA34 0DH

**Offers In The Region Of £465,000**

**Virtual Viewing Tour Ready!!**

An impressive and spacious detached residence boasting impeccable 4 bedroom accommodation with superb period features, located in a small country village location with lovely views, paddock and stone outbuilding.

The house is set within approximately 0.65 acres altogether, with beautiful mature gardens, off road car parking, a double garage, paddock and detached outbuilding ripe for conversion (subject to planning). Viewing is essential to see the overall size, quality and grounds this stunning house offers.



## Situation

Cwmfelin Mynach is a small rural village in the heart of the west Carmarthenshire countryside, close to the border with the coastal county of Pembrokeshire which is renowned for its outstanding natural beauty. Approximately 7 miles distant is the small town of Whitland and some 10 miles or so St. Clears and the A40 dual carriageway with M4 road links. Both Whitland and St. Clears offer a good range of local services and facilities that cater for most everyday requirements with the County town of Carmarthen, which offers an extensive array of services and facilities also being within easy reach.

## Accommodation

Double glazed French doors open to:

## Porch

With ornate tiled flooring, double glazed windows to front, French internal doors open to:

## Hall



Continuation of ornate tiled flooring, stairs rise to first floor, radiator, under stairs storage cupboard, doors open to:

## Living Room



Double glazed box bay window to front, double glazed window to side, attractive fireplace with inset wood burner and radiator.

## Dining Room



Double glazed box bay window to front, red brick fireplace housing a wood burner, exposed wooden floor and radiator.

## Kitchen / Breakfast Room



Fitted with a range of wall and base storage cupboards, work surfaces, 1 and a half bowl sink, Belling range cooker, extractor hood, tiled splash backs, exposed wooden flooring, double glazed windows, radiator, space for dining table and chairs.

## Rear Porch

Fitted storage cupboard housing combi boiler serving the domestic hot water and central heating, double glazed window and external door.

## Store Room

Used much like a Larder with quarry tiled flooring, frosted double glazed window.

## Bathroom



W.C, roll top bath with mixer shower tap over, pedestal wash basin, feature fireplace, frosted double glazed windows.

## First Floor

Half landing with doors to:

## Shower Room



Comprising a corner shower cubical, W.C, pedestal wash basin, heated towel rail, part tiled walls, frosted double glazed windows, radiator, access to loft.

## Bedroom 4



Exposed wooden flooring, radiator, double glazed windows.



## Main Landing



With spindle balustrade, arched picture window, radiator, doors open to:

## Bedroom 2



Exposed wooden flooring, double glazed window, radiator.



## Bedroom 1



Exposed wooden flooring, feature fireplace, double glazed windows, radiator, dressing area with wardrobes and double glazed windows.

## Bedroom 3



Exposed wooden flooring, feature fireplace, radiator, double glazed window.

## Externally

There are simply stunning gardens surrounding the house, with an array of mature specimen shrubs, trees and plants to be found. Pathways lead along clipped hedgerows to many different garden areas and includes a cascading water feature and pond, patios, lawns, colourful borders and banks. To the front of the house wonderful far reaching countryside views are a joy to be seen. Gated vehicular access opens onto a hard standing driveway, allowing off road parking, and which also leads to an old detached outbuilding which is currently ideal for general storage, but as mentioned lends itself for conversion subject to planning. There is also a small workshop/shed adjoining the house. At the lower section of the garden a gateway leads into an adjoining paddock which has a large chicken coop and various young planted fruit trees. The total area of the entire plot is just over half an acre, so there is plenty of space and room for all to enjoy.

## Double Garage

Double garage with up and over door to front

## The Outbuilding



## The Paddock

### Utilities & Services

Heating Source: LPG Gas (with underground tank)

Services -

Electric: Mains

Water: Mains

Drainage: Private Drainage

Local Authority: Carmarthenshire County Council

Council Tax: F

Tenure: Freehold and available with vacant possession upon completion.

### Directions

From Narberth travel on the main A40 road heading in the Carmarthen direction until reaching the 2nd roundabout by Whitland and The Road House restaurant. Turn left signposted for Llanboidy and travel on this road, proceeding past Jabajak guest house and restaurant, then straight over a set of cross roads, take the 2nd left signposted for Cwmpelin Mynach. Enter the village and the property is opposite the chapel, as identified by our JIMorris for sale sign.

### Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 14mbps download and Superfast 20mbps upload and 80mbps 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 - None & Data - None

Three Voice - None & Data - None

O2 Voice - None & Data - None

Vodafone Voice - None & Data - None

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.

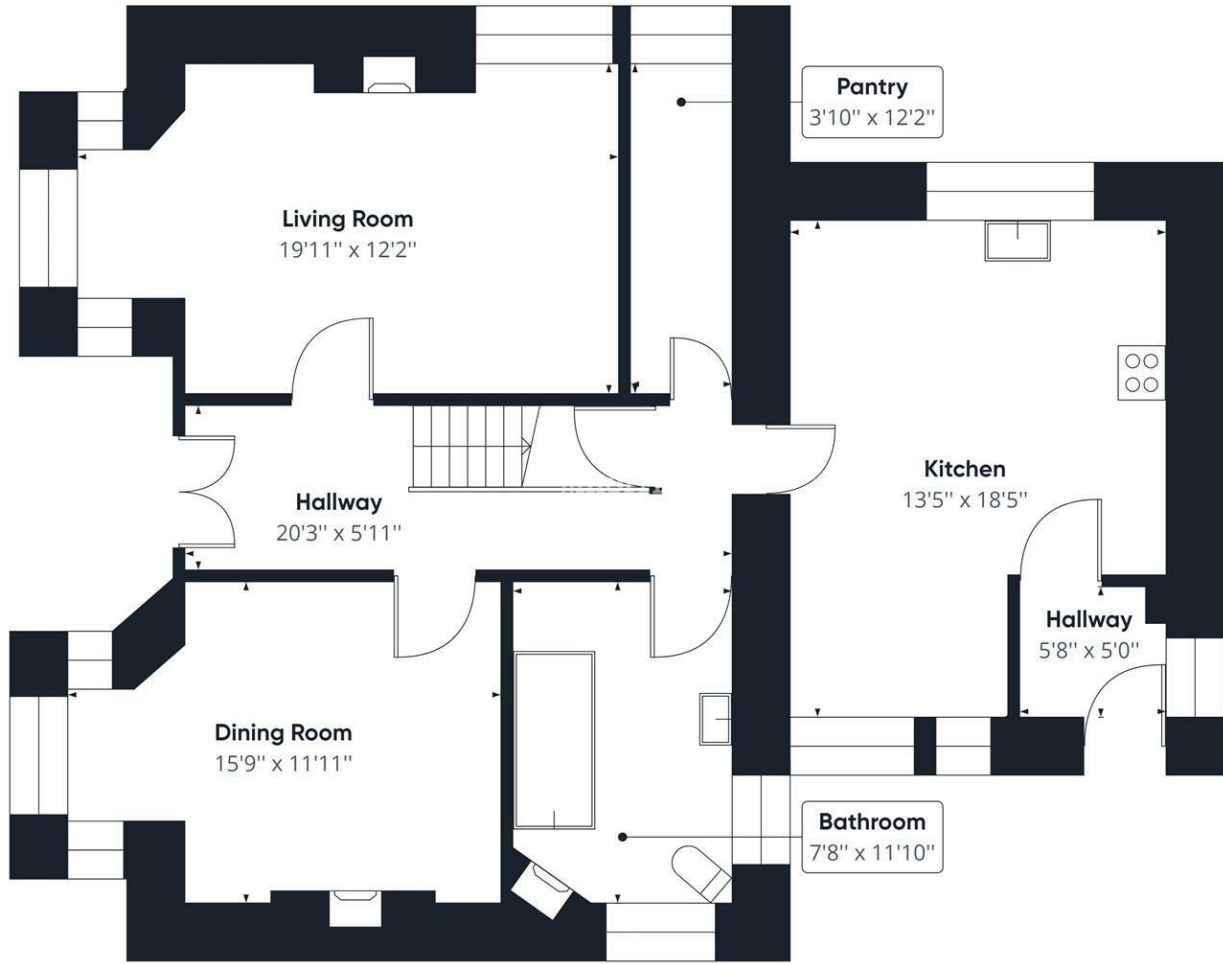
### Anti Money Laundering & Ability To Purchase

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.

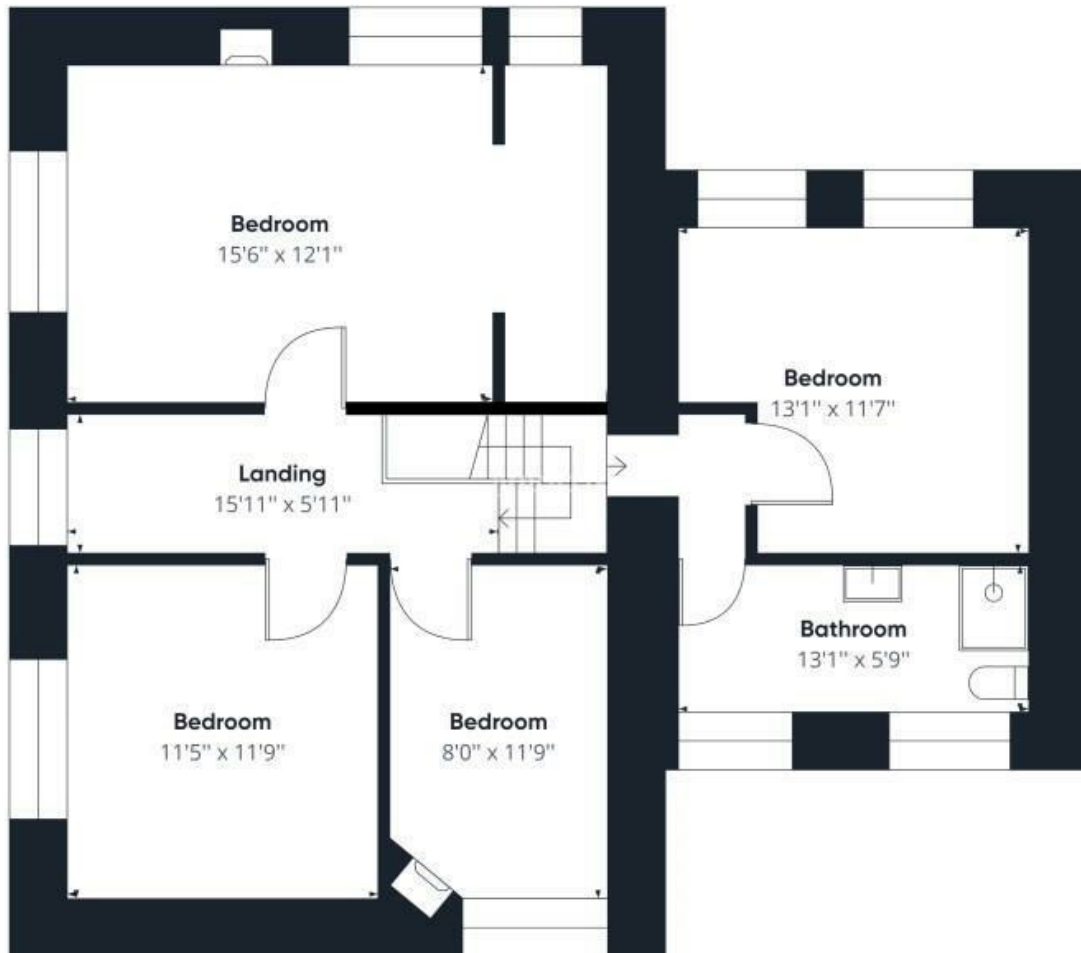
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough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



# Floor Plan



Floor 0



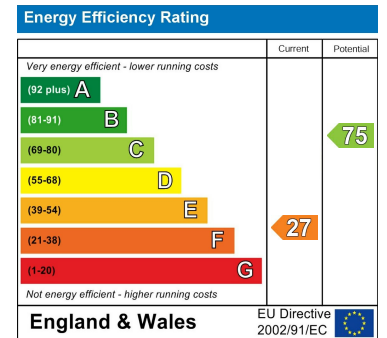
Floor 1



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com