



Arwel, St. Clears – SA33 4JY

Offers in Region of £760,000

jmorris.com



Arwel

St. Clears, Carmarthen

A unique smallholding opportunity with 2 x dwellings, comprising a detached 3 bedroom farmhouse and detached 1 bedroom cottage, set within 17.29 acres of good quality pasture, excellent outbuildings and breath-taking countryside views. The property is located within the area of Llangynin village, west Carmarthenshire, situated down a shared private track, well away from neighbouring properties. The main house provides traditional good sized accommodation which is well kept and would make a great home for a family, whilst the cottage has excellent holiday letting history, providing the option of income generation or could suit additional living requirements for extended family. Viewing is essential to fully appreciate the incredible views, quiet setting and rural lifestyle opportunity this property presents.



Situation

The property is situated in a convenient location within the small village of Llangynin, which lies a mile or so north west of the small town of St Clears, which has the benefit of a good range of local services and facilities. The A40 dual carriageway which provides an excellent link to the larger town of Carmarthen, some 10 miles or so to the east lies within easy reach as indeed do the towns of Whitland, Narberth, etc and the superb scenery of the west Wales coastline.

House Accommodation

Front Porch

Entered via a double glazed front door, double glazed windows to front and side enjoying the superb far reaching views, double glazed front door opens into:

Entrance Hall

Decorative ornate tiled floor, stairs rise to first floor, doors open to:

Living Room

Fireplace housing a wood burning stove with decorative surround, double glazed window to front and side enjoying lovely views, radiators, wood laminate flooring.

Dining Room

Double glazed window to front and side enjoying lovely views, fireplace housing a wood burning stove, under stairs storage cupboard, radiators, door to:

Kitchen

A farmhouse kitchen with space for table and chairs, fitted range of wall and base storage units, worksurfaces, oil fired Rayburn cooker, one and a half bowl single drainer sink, 4 ring electric hob, extractor hood, electric single oven, part tiled walls, tiled floor, space for under counter fridge, radiator, double glazed window to side, door opens to:

Utility

Double glazed external door to rear, tiled flooring, fitted wall and base storage cupboards, worksurfaces, Butler sink, plumbing for washing machine and space for further white goods, part tiled walls, double glazed window to side, door to:

Cloak Room

Comprising a W.C, pedestal wash hand basin, radiator, frosted double glazed window to rear, tiled floor.

First Floor Landing

Spindle balustrades, double glazed windows to front and rear enjoying lovely views, access to loft, doors open to:

Bedroom 1

Double glazed window to front enjoying the outstanding far reaching country views, radiator.

Bedroom 2

Double glazed window to front enjoying the outstanding far reaching country views, radiator.

Bedroom 3

Double glazed window to side, radiator.

Bathroom

Comprising a bath with mixer shower over, wash hand basin set in a vanity storage unit, W.C, shower cubicle, heated towel radiator, double glazed window to side.

House Gardens

There are well kept and colourful garden areas, being mainly laid to lawn with a central patio seating area, from where the stunning views can be fully enjoyed. The gardens extend down from the side to further areas of interest to include a fruit and vegetable area and raised ornate lily ponds with variety of aquatic plants and wildlife.

Cottage Accommodation

Kitchen/Diner

Entered via a double glazed front door. Fitted wall and base storage units, worksurfaces, 4 ring electric hob, extractor hood, single electric oven, plumbing for washing machine, part tiled and laminate floor, stairs rise up to first floor, radiator, double glazed windows enjoying breath-taking country views. Door opens to:

Lounge/Diner

Tiled flooring, double glazed external sliding patio doors to decked seating area and double glazed windows enjoying the wonderful views, wood burning stove set on a slate hearth, external double glazed pedestrian door to far side.

First Floor Landing

Double glazed window to side, doors to:

Bedroom

Vaulted ceiling with exposed beams, built in wardrobe, double glazed windows to front and rear enjoying the lovely views.

Shower Room

Comprising a W.C, pedestal wash hand basin, shower cubical, heated towel rail.

Cottage Gardens

The cottage benefits from a decked seating area, enjoying the superb far reaching views, with steps leading down to a lovely garden laid mainly to lawn with colourful plants and shrubs bordering.

Outbuildings

There are excellent useful outbuildings with a large hardstanding yard. These include: - Detached Black Shed. Block built walls with a corrugated metal roof, providing 2 large internal storage areas. Approx. 45ft x 35ft. - Long Barn. A traditional detached brick building with internal workshop & several storage areas. Approx. 90ft x 18ft. Both buildings benefit from electricity connected.

Land
The land is situated directly in front and behind the homestead, amounting to approximately 17 acres or thereabouts, of good quality pasture/grazing. The land benefits from water connected and is well fenced, ready for immediate use. Please our plan for identification.

Access

The property is situated some 290 meters down a well maintained shared access track. The track is used by just 3 properties altogether and the 2 "neighbouring" properties are out of sight, a good distance away.

Directions

From the town of St Clears, pass the Spar mini-market and take the right hand turning for Llangynin. Follow the signs to the village for approximately 3 miles or so. Just as you come into Llangynin, you'll see on your left hand side the shared track leading to the property, as identified by its name sign. What3words: [///enveloped.debit.gourmet](#)

Services

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Carmarthenshire County Council

Council Tax Band: E

EPC Energy Efficiency Rating: D

Tenure: Freehold and available with vacant possession upon completion.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available. 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 & Data - 73%

Three Voice & Data - 49%

O2 Voice & Data - 64%

Vodafone Voice & Data - 71%

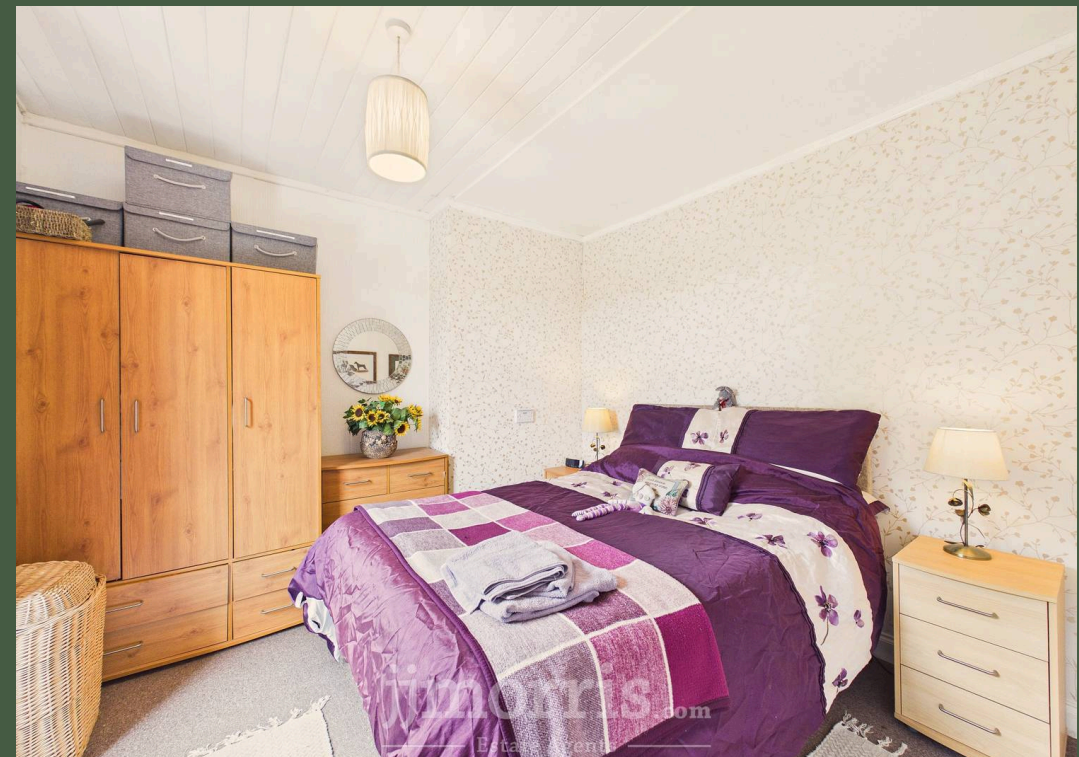
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

Anti Money Laundering

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.

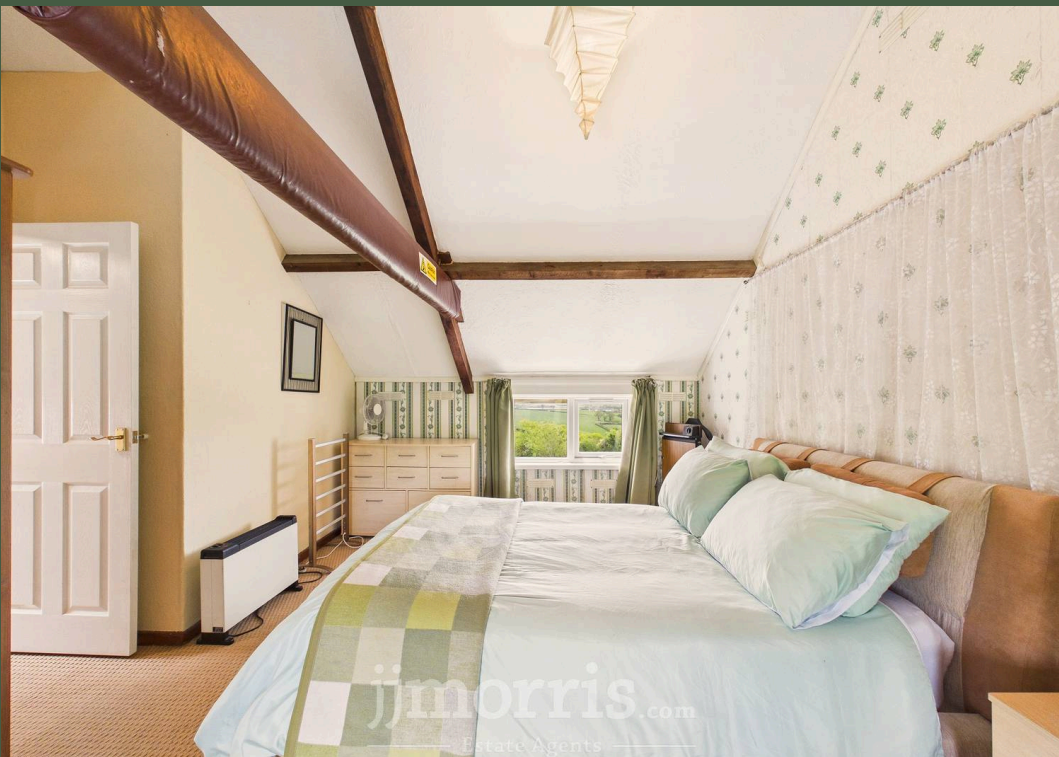










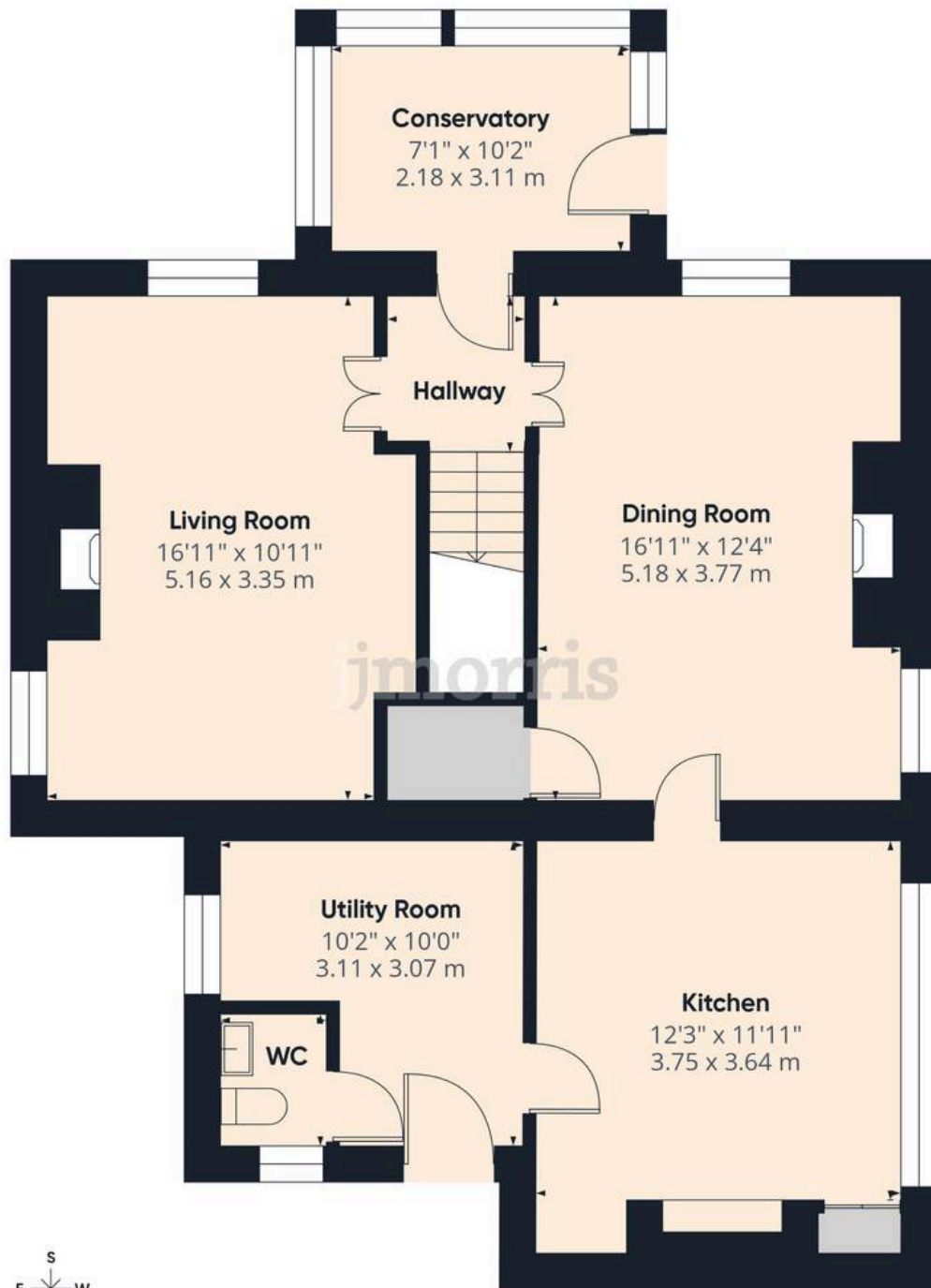










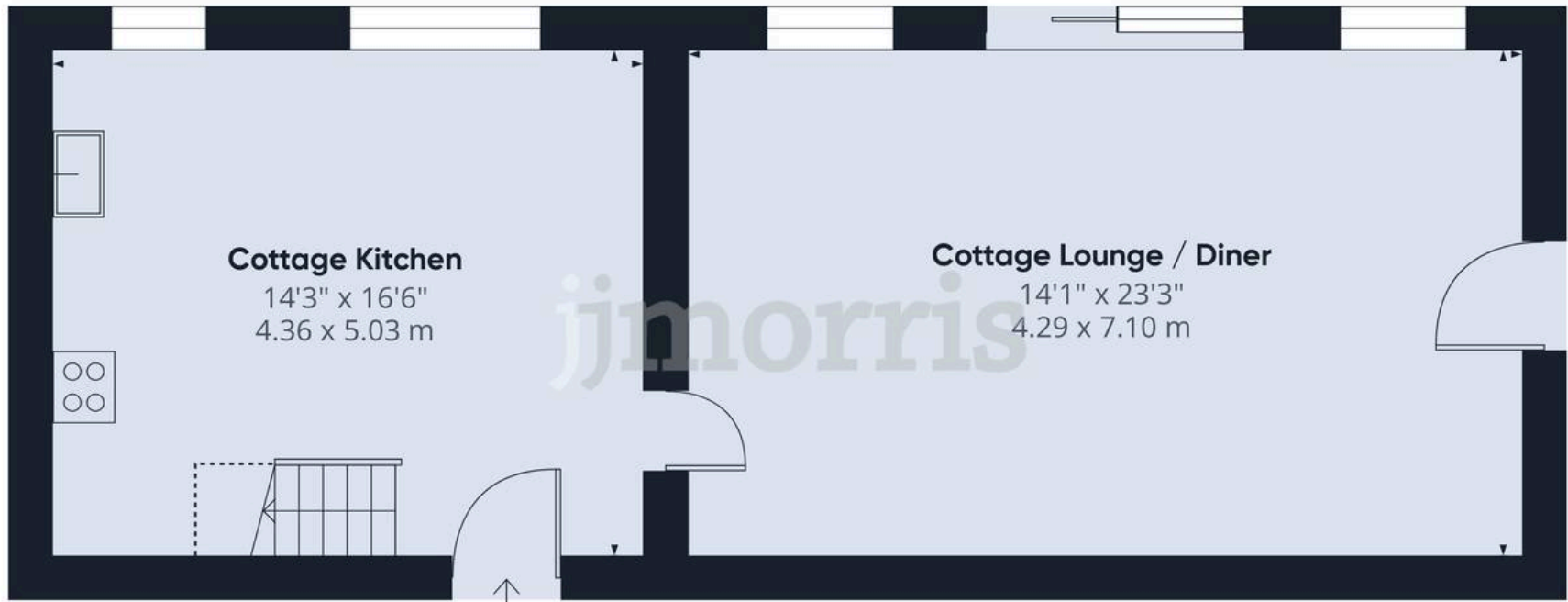


Floor 0 Building 1

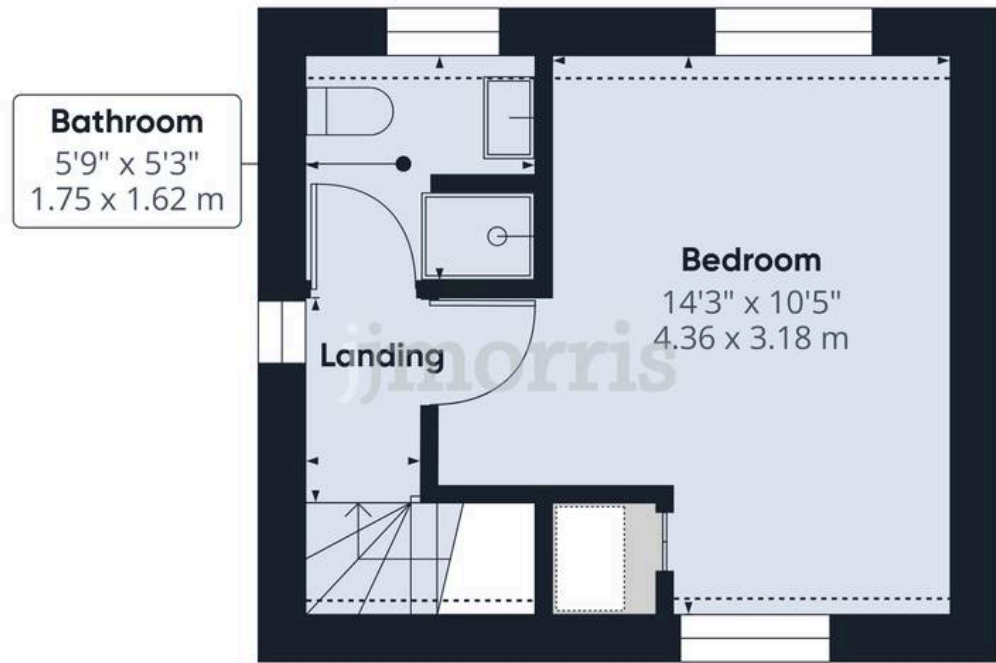


Floor 1 Building 1





Floor 0 Building 4



Floor 1 Building 4





Floor 0 Building 3



Outbuilding
45'6" x 14'3"
13.89 x 4.37 m

Outbuilding
45'10" x 21'0"
13.98 x 6.40 m

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JJ Morris Narberth

J J Morris, Hill House - SA67 7AR

01834 860260 • narberth@jjmorris.com • www.jjmorris.com/

