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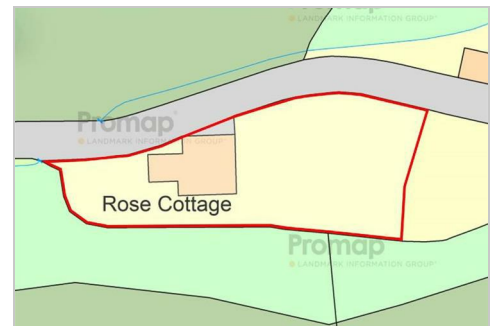
Established in 1895

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18A KING STREET, CARMARTHEN, CARMS, SA31 1BH

Tel: (01267) 236611 & 237721 E-mail: [carmarthen@evansbros.co.uk](mailto:carmarthen@evansbros.co.uk)



## **Rose Cottage, Llanpumsaint, Nr Carmarthen, Carmarthenshire, SA33 6LA**

**Offers Around £210,000 ono**

A CHARMING DOUBLE FRONTED DETACHED FREEHOLD COTTAGE set in a pleasant rural position just approx. 0.3 MILES FROM THE VILLAGE CENTRE and enjoying generous grounds extending to approx. 0.28 ACRES in total. The property offers comfortable accommodation comprising 2 LIVING ROOMS, A KITCHEN, 2 BEDROOMS and a RECENTLY UPGRADED BATHROOM. The cottage is perfectly habitable but would benefit from SOME SELECTIVE UPGRADING and MODERNISATION. Attached to the dwelling is an useful approx 300 SQ FT WORKSHOP while the grounds comprise a LARGE LAWNED GARDEN together with AMPLE OFF ROAD PARKING. A most appealing country property in a convenient location yet only approx. 7 MILES (about 20 minutes' drive) FROM THE COUNTY TOWN OF CARMARTHEN. EMPTY PROPERTY – NO ONWARD CHAIN.

## LOCATION & DIRECTIONS

What3Words location [///headliner.necks.protests](#) Peacefully situated at O.S. Grid Ref. SN 411 296 adjoining a 'C' road on the edge of the village of Llanpumsaint. The quaint village has a small Primary School and Public House. The County town of Carmarthen is approximately 8.5 miles to the south - partly along the B4301 and offers the usual amenities associated with a county town of its size including a mainline Train Station, Multi screen Cinema, new shopping centre, Regional Hospital and several large Supermarkets. From CARMARTHEN TOWN CENTRE, proceed east as if heading towards West Wales General Hospital. After passing the Petrol Filling Station on the lefthand side and the Tanerdy Lodge Public House, take the first exit off the small roundabout. Continue approximately 200 yards to the next roundabout and again take the first exit. Continue along Bronwydd Road for approx 2 miles to the village of Bronwydd and on entering the village take the B4301 on the righthand side. Proceed along this road for approx 1 mile (passing the Gwili Steam Railway) and take the first turning on the left signposted Llanpumsaint. Continue approximately 3 miles into the village - passing the Village Park and Vicarage on the right-hand side and turn left immediately after the Railway Bridge. The cottage will be seen on the left-hand side after approx 300 yards.

## CONSTRUCTION

We understand the property was built in the early 1900s (for a railway worker) and is constructed of part traditional solid stone with more recent block built rear extensions under a pitched slated main roof to provide the following accommodation. FRONT ENTRANCE LOBBY with a laminate floor, an upvc door to the front and a staircase to the first floor and a door off to the Living Room.

## LIVING ROOM

12'5" x 6'6" (3.81 x 1.99)



With a solid floor and neatly set Aga woodstove to the side. Tongue and groove paneled ceiling.

## LOUNGE

11'10" x 11'0" (3.62 x 3.36)



Solid floor with an exposed stone recess to the side housing a cast iron woodstove. Open beamed ceiling and an understairs cupboard to the side.

## KITCHEN

11'3" x 9'10" (3.45 x 3.01)



Having the original grey quarry tiled floor and fitted with a relatively new range of base units with a stainless steel circular sink, a feature Britannia LPG fired cooking range with an electric oven and gas hobs. Plumbing for an automatic washing machine. Door off to the rear STORE ROOM.

## FIRST FLOOR

"L" shaped LANDING with part exposed brick walls, a tongue and groove paneled ceiling with a loft access.

## BEDROOM 1

12'3" x 7'0" (3.74 x 2.15)



Exposed floorboards

## BEDROOM 2

9'7" x 6'10" (2.93 x 2.09)



Again with exposed floorboards.

## BATHROOM

9'8" x 4'11" (2.95 x 1.50)



Upgraded in the last 5 years and fitted with a modern white 3-piece bathroom suite comprising a paneled jacuzzi bath with a shower over, a WC and pedestal washbasin. Airing cupboard to the side with an Ideal Logic combi boiler for both the central heating and domestic hot water.

## EXTERNALLY

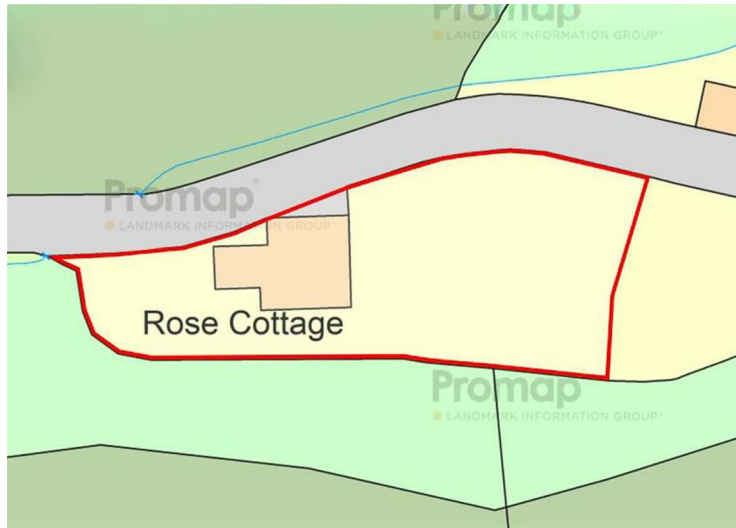


To the one side of the cottage there is a block built WORKSHOP extending to approx 300 sq ft and a good sized hard-standing big enough for 3 or 4 vehicles. To the other side, there is an approx 0.19 acre lawned garden with frontage onto the country lane.

## SERVICES

Mains electricity and water. Private drainage. Propane Gas central heating. UPVC double glazing. We are informed the owners had an Eco 4 Grant to provide externally facing internal walls insulated & plaster-boarded with 100mm breathing gap between the stone walls and the insulation. 300mm Rockwool insulation installed to both loft areas and an Eco Gas LPG Combi Boiler fitted with new radiators and LPG Tank in garden. We are also informed that both the Gas Safe Paperwork and Eco 4 paperwork can be made available on request.

## BOUNDARY PLAN

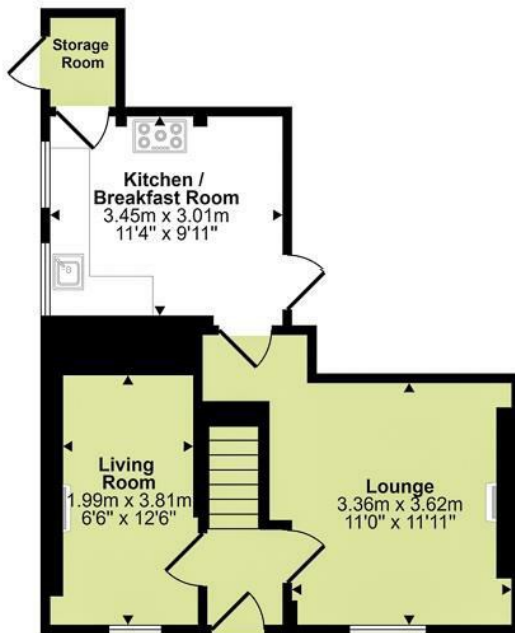


PLEASE NOTE THE PLAN IS FOR IDENTIFICATION PURPOSES ONLY. Solicitors should note the whole property comprises 3 Land Registry Title Numbers; CYM709929, CYM740543 and WA649371.

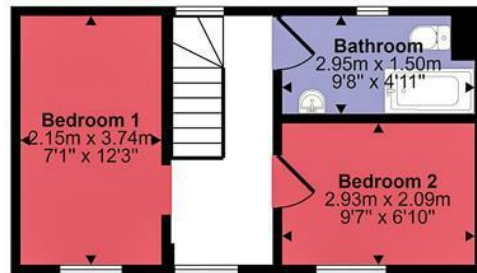
### COUNCIL TAX

We understand that the property is in Band D and the Council Tax payable for the 2025 / 2026 Financial Year is £2,232 which equates to approx £186 a month without discounts.

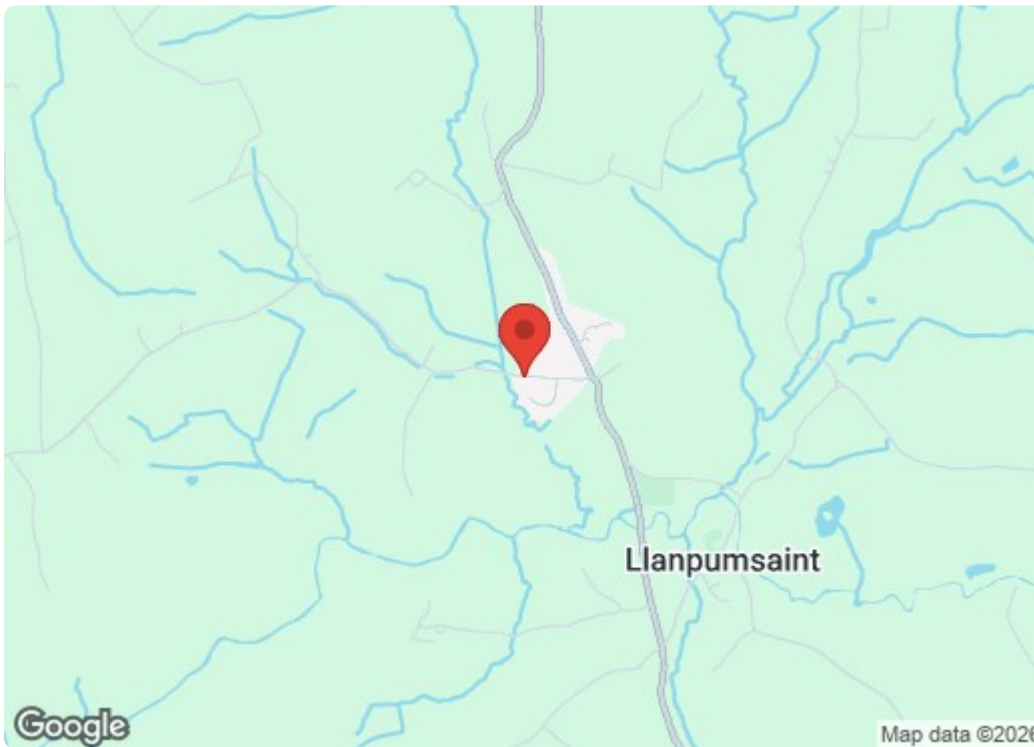
Approx Gross Internal Area  
67 sq m / 725 sq ft



Ground Floor  
Approx 41 sq m / 445 sq ft



First Floor  
Approx 26 sq m / 279 sq ft



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |



39 HIGH STREET, **LAMPETER**,  
CEREDIGION, SA48 7BB  
**Tel:** (01570) 422395



MART OFFICE, **LLANYBYDDER**,  
CARMARTHENSHIRE, SA40 9UE  
**Tel:** (01570) 480444



1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
**Tel:** (01545) 570462