1 Waunffrwd, Login, SA34 0UU

Offers in Region of **£284,950**

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1 Waunffrwd

Login, Whitland

A remarkable barn conversion of considerable quality, situated down a shared private track within the West Carmarthenshire countryside, close to the villages of Login and Llanfallteg. This fabulous home has many wow factor surprises, which includes a breath-taking landscaped enclosed walled garden, a separate studio barn and a wealth of incredibly lovely architectural features and character. The accommodation is of a manageable size, providing 2 bedrooms with an open-plan kitchen/living space, conservatory and shower room. There are exposed stone walls, a mezzanine/crog loft, semi-vaulted ceiling, exposed beams, fireplace with multifuel burner and all the décor is beautifully presented and maintained with excellent attention to style and detail. The high standards of the inside continue out to a simply stunning garden of high merit, being a marvellous and cleverly designed feature with hot tub, waterfall and numerous seating areas. The property further boasts a modern air source heating system, making this a fabulous home with energy saving benefits. Viewing is a must to fully appreciate the many unique qualities on offer.

Situation
The property is situated approximately a quarter of a mile down a shared private track, within the periphery of the West Carmarthenshire village of Login. The track is shared with 3 other properties, 2 neighbouring properties are within close proximity and the third neighbour is out of sight, approximately 150m away. The general area would be described as agricultural, with lush rolling green fields and woodland areas. Login is a small village with a handful of properties and Baptist church. Approximately 7 miles distance, are the towns of Narberth and Whitland, which both offer a range of amenities and services, to include artisan and independent retailers, health and educational facilities. The near by Preseli hills are located within the Pembrokeshire national park, roughly 6 miles distant and provide fantastic walks and pony trekking. The highly regarded Pembrokeshire coastline is also within a comfortable drive, offering many beaches and coves to explore.

Accommodation
Double glazed side door opens into:

Conservatory
Double glazed floor to ceiling windows and external sliding patio doors to front enjoying views of the colourful and mature garden, double glazed ceiling sky lantern, tiled flooring with underfloor electric heating. Double glazed stable door opens to:

Inner Hall
Part exposed stone feature wall, wooden flooring, opening leads through to the living areas and doors open to the bedrooms, shower room and airing cupboard.

Living Room Area
Fireplace housing a multifuel stove, continuation of wooden flooring, exposed beam ceiling with mezzanine/crog loft above accessed by a wooden ladder, Velux roof window, part exposed stone feature walls, double glazed window to garden. Open plan layout to:

Kitchen Area
Range of fitted wall and base storage cupboards with worktops over, vaulted ceiling with exposed beams and Velux window, 4 ring electric hob, stainless steel canopy extractor hood, electric single oven, one and a half bowl sink and drainer, plumbing for dishwasher and washing machine, breakfast bar/seating area, feature stone wall, air-conditioning/heating wall unit, double glazed window to front and rear, electric radiator.

Crog Loft
Vaulted ceiling with exposed beams and spindle balustrade. This area has limited head room and is classed for storage only.

Bedroom 1
Feature part exposed stone walls, wooden flooring, double glazed window to rear with bespoke shutters, electric radiator.

Bedroom 2
Double glazed window to rear with bespoke shutters.

Shower Room
Comprising a shower cubicle, W.C, vanity unit with River Stone sink and mixer tap, frosted double glazed window to side, part tiled walls, wooden flooring and electric towel radiator.

Externally
To the side of the property there is a gated gravelled driveway and garden shed with power and lighting. Gravelled pathway leads down the side and rear, mainly providing storage and access for maintenance. The garden is entered through a beautiful Rose arch, large pergola for alfresco dining, corner covered pergola for shade on hot or showery days, established low maintenance planted pond with waterfall and stepping stones, further rose arches and seating areas. The garden boasts 3 different coloured wisterias, assortment of roses, lavenders and ornamental trees including two flowering cherry trees and a magnolia, and a jacuzzi Hot Tub. Opposite, across the shared access track, there is also:

Detached Studio Barn & Further Parking
This is a semi-detached, restored barn/garage, currently used as a studio/Cinema room/Chill-out space with underfloor heating. To the front is a large gravelled driveway providing further parking space for 2 vehicles. The building has electric connected and is well insulated, providing an additional large space for hobbies and interests.

Services & Extra Info

- Heating Source: Air Source Heat Pump & Multifuel Burner. Underfloor electric heating in the Conservatory and Barn.
- Electric: Mains
- Water: Mains
- Drainage: Septic Tank
- Local Authority: Carmarthenshire County Council
- Council Tax Band: C
- EPC: E
- Tenure: Freehold and available with vacant possession upon completion.

Directions
What Three Words: ///stitch.workbench.replaying

- From the village of Login, take the road signposted to Clynderwen. Travel for 1 mile and the entrance track to the property is found on the left hand side, as identified by our JJ Morris pointer sign.

Broadband Availability
According to the Ofcom website, this property has both standard and ultrafast 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.

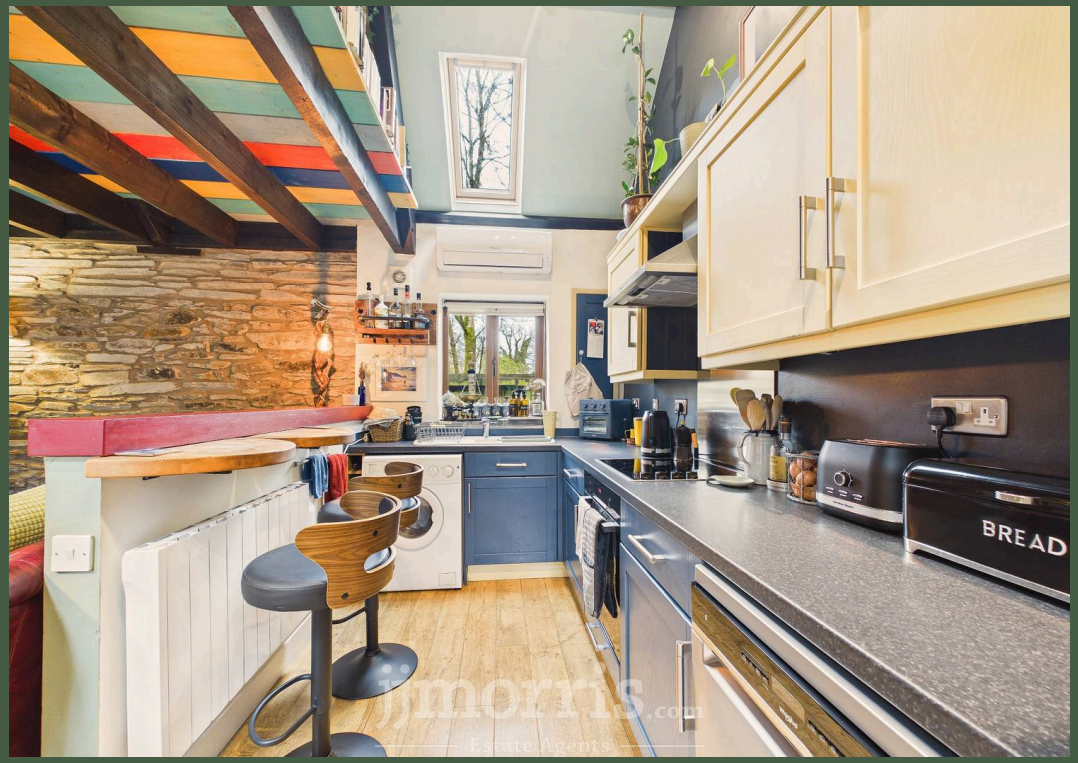
Mobile Phone Coverage
The Ofcom website states that the property has the following indoor mobile coverage

- EE Voice & Data - 75%
- Three Voice & Data - 72%
- O2 Voice & Data - 59%
- Vodafone Voice & Data - 72%

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.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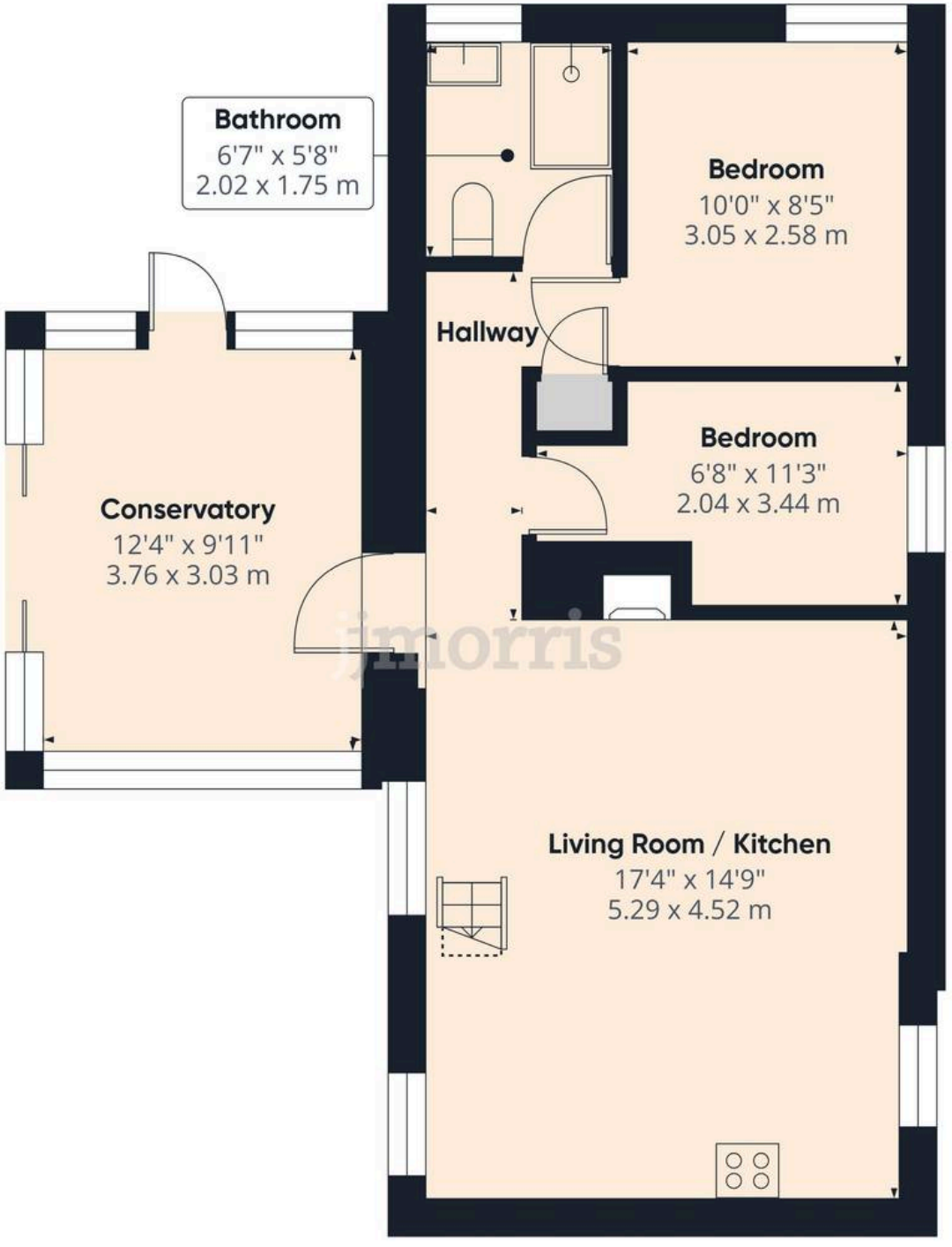
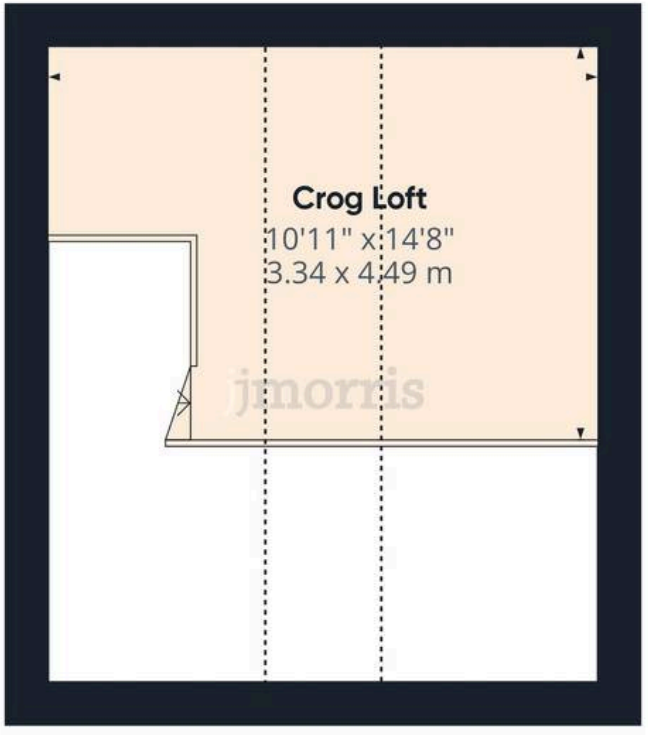


Floor 0 Building 1



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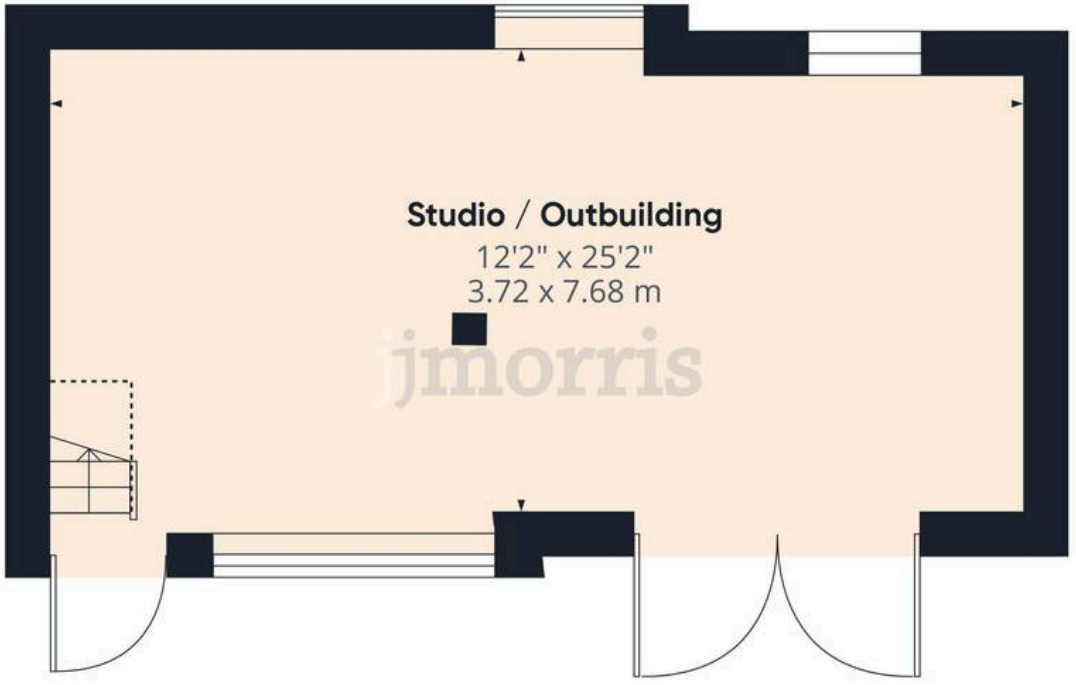
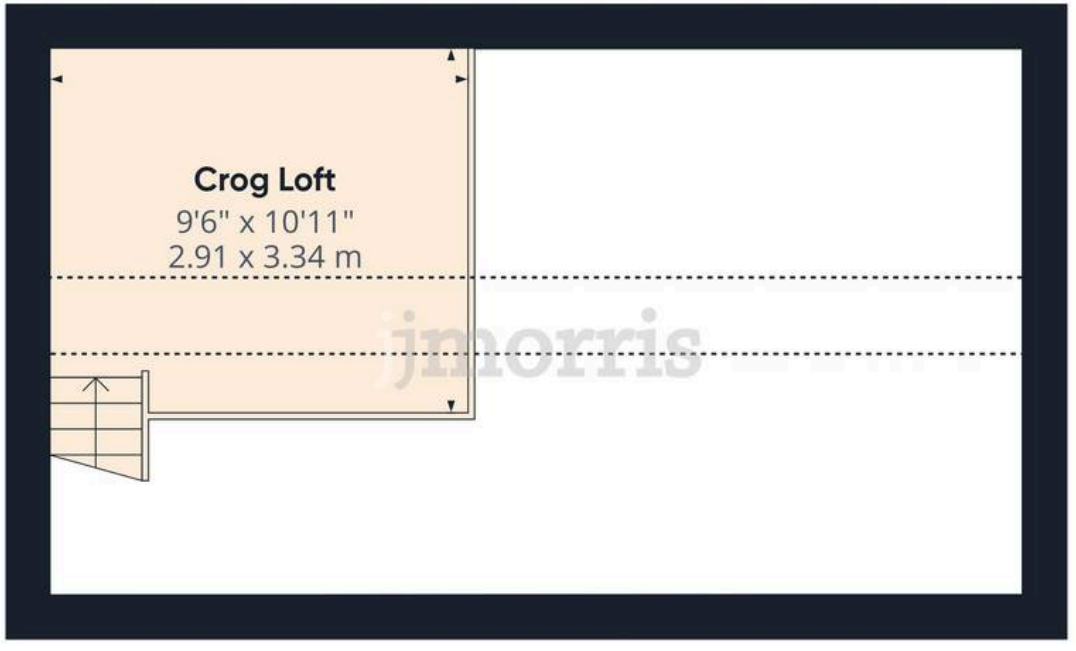


Floor 0 Building 2



Floor 1 Building 2

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC

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