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## Pontwelly House, Pontwelly

£299,950 Freehold

Imposing & Versatile Property • Set Over Three Floors • Four Bedrooms • Spacious Living Rooms • Detached Workshop • Potential To Convert Into Apartments / HMO

### Contact Cardigan Office



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### Location

The property is located on the edge of the charming Teifi Valley Town of Llandysul in the heart of the unspoilt Teifi Valley, being 16 miles from the County Town and Administrative Centre of Carmarthen, 10 miles inland from Cardigan and New Quay and within easy reach of the University Town of Lampeter, the Georgian and Harbour Town of Aberaeron and the Market Town of Newcastle Emlyn, being the amenity town of the area. Wider facilities lie within close proximity including Convenience Stores, Business and Leisure and both Junior and Senior Schooling at Ysgol Bro Teifi.

### Description

A substantial and impressive village residence, situated within the popular location of Pontwelly on the edge of the market town of Llandysul. The property has undergone renovation works in recent years and now offers 4 bedroom, 2 bathroom accommodation arranged over three floors. The property provides general living space with plenty of character and versatility. It benefits from air source heating, solar panels and internal wall insulation. Externally, there is the benefit of a rear garden together with a detached workshop that is located above the River Tyweli adding further appeal for those seeking storage, hobby space or potential work from home use. A most appealing home in a convenient village setting with amenities on your doorstep.



### **Entrance Vestibule**

Original mahogany door.

### **Reception Hall**

Central staircase to the first floor, radiator.

### **Lower Landing**

### **Ground Floor Bathroom**

Having a 3 piece suite comprising panel bath with shower over, pedestal hand wash basin, radiator.

### **Ground Floor Separate WC**

WC.

### **Ground Floor Bedroom One**

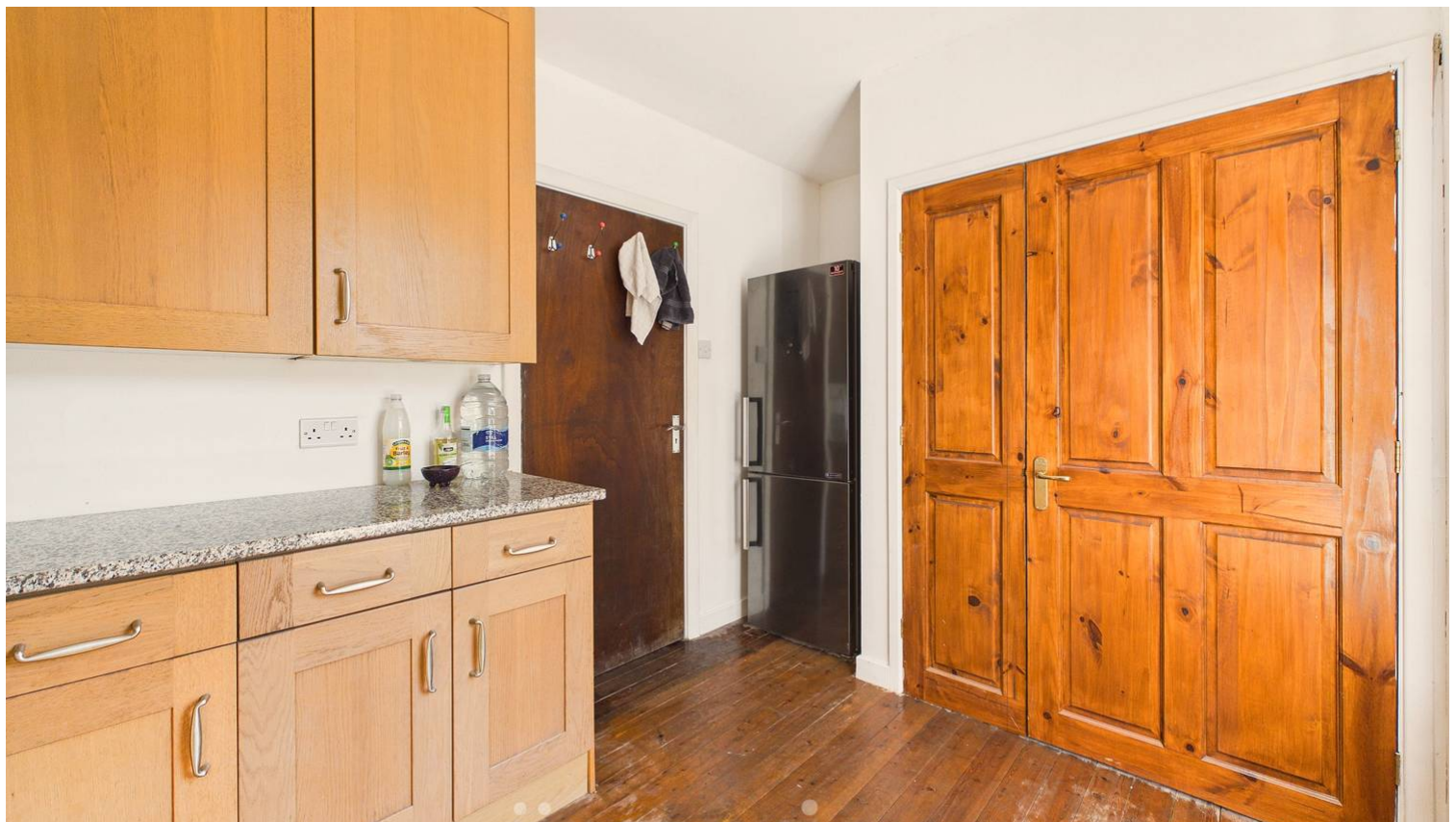
Radiator, stripped wooden flooring, spotlights.

### **Ground Floor Bedroom Two**

Radiator, three windows overlooking the river, stripped wooden flooring, spotlights, built-in cupboard.

### **Kitchen/Diner**

Oak fitted kitchen having a range of wall and floor units with granite worktop surfaces over, Range Master electric/gas cooker, Miele extractor hood over, ample dining area, double aspect windows.





### Utility

Oak fitted kitchen having a range of wall and floor units with granite worktop surfaces over, Miele integrated dishwasher, stainless steel sink and drainer unit, separate Belfast sink, space for fridge/freezer, walk-in boiler cupboard housing the hot water cylinder and immersion, offering ample storage space.

### Living Room

Radiator, windows overlooking the river to the rear, timber flooring.

### FIRST FLOOR

### Bathroom

Comprising a free standing roll top bath with central taps and shower attachment, pedestal hand wash basin, extractor fan, spotlights.

### Separate WC

WC.

### Large Front Landing

Potential office space, meter cupboard, access to the loft.

### Inner Landing

Leading to:-

### Bedroom Three

Radiator, stripped wooden flooring, spotlights.





#### **Bedroom Four**

Three windows to the rear overlooking the river, built-in cupboards, spotlights, stripped wooden flooring.

#### **Living/Family Room**

A ballroom style living area with three windows to the front and three windows to the rear, feature Victorian tiled fireplace with a granite hearth, four radiators, parquet style wooden flooring, vaulted ceiling.

#### **LOWER GROUND FLOOR**

##### **Half Landing**

Dressing area, radiator.

##### **Inner Hall**

Staircase leading from the ground floor.

##### **Games Room**

Windows to the rear.

##### **Storage Room**

##### **Wine Cellar**

##### **Former Salting Room**

##### **Utility Room**

Belfast sink, window to the rear, quarry tiled floor.

##### **Rear Hall**

With rear entrance door.

##### **Former Kitchen**

Windows to the rear, quarry tiled floor.



### Former Coal Store

Window to the side, quarry tiled floor.

### Workshop and Stores

Block construction constructed over a steel RSJ over the River Twilley with fitted work benches and central table with a built-in saw bench.

### Flood Risk

We are advised by the seller that the lower ground floor (which does not form part of the main living accommodation) has experienced flooding in the past. The seller has confirmed that the property is currently covered by flood insurance. We are further advised that, as a precautionary measure, the relevant flood scheme is providing a pump to assist with the clearance of any water from the affected area, together with flood defence barriers for the external doors. Prospective purchasers should make their own enquiries and satisfy themselves regarding flood risk, insurance availability and any flood mitigation measures.

### Utilities & Services

Heating Source: Air source heat pump and solar panels.

Services: Electric: Mains Water: Mains Drainage: Mains

Tenure: Freehold and available with vacant possession

upon completion Local Authority: Carmarthenshire

County Council Council Tax: Band D What3Words:

///nanny.trappings.notes





### 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.

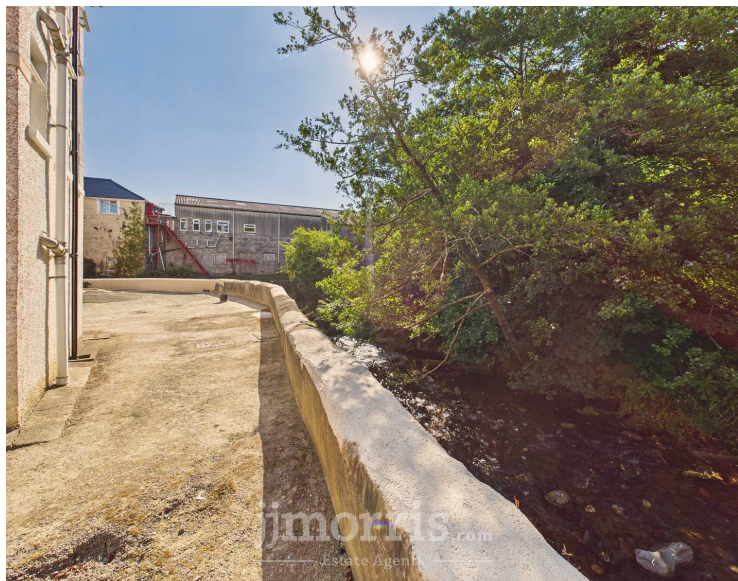
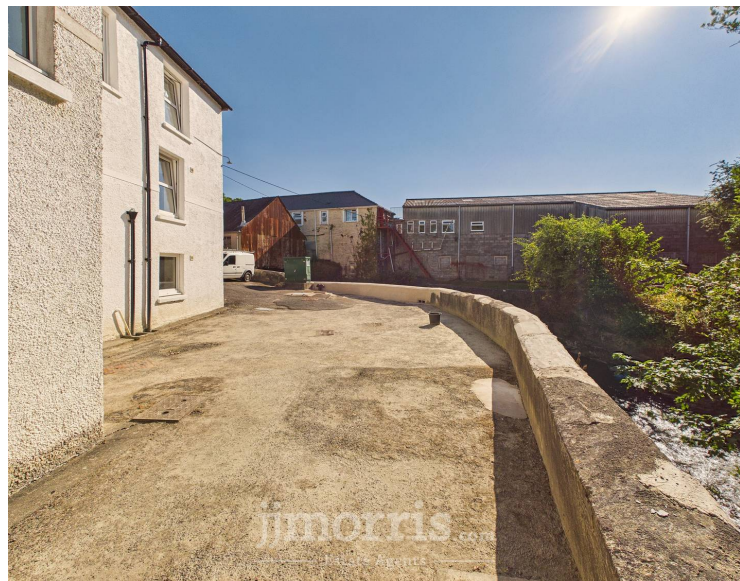
### Broadband Availability

According to the Ofcom website, this property has standard, superfast and ultrafast broadband available, with speeds up to Standard 1mbps upload and 19mbps download. Superfast 20mbps upload and 80mbps download and Ultrafast 220mbps upload and 1800mbps download. Please note this data was obtained from an online search conducted on [ofcom.org.uk](http://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.



### Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage EE - Good outdoor, variable indoor. Three - Good outdoor, variable indoor. O2 - Good outdoor. Vodafone. - Good outdoor. 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.

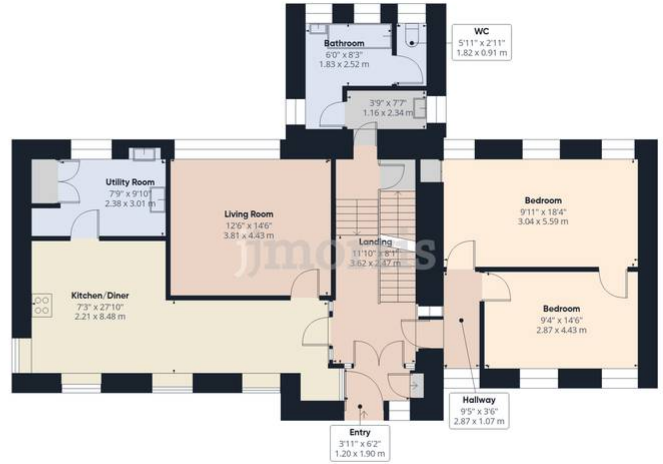


## GARDEN

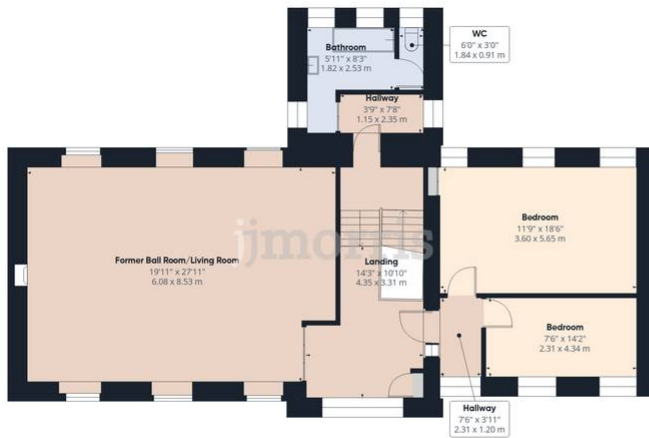
To the rear of the property lies a walled rear garden area offering ample space and could be landscaped to create a great entertaining and family area.



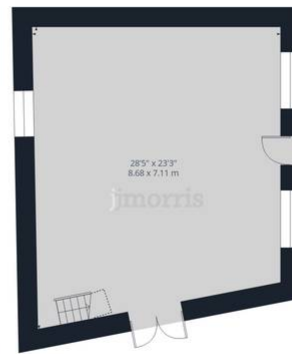
Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

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