



## Preswylfa, Capel Iwan – SA38 9LU

£260,000 Freehold

Situated in the rural village of Capel Iwan, this charming three-bedroom detached cottage located approximately 3 miles from the market town of Newcastle Emlyn. The town offers a good range of everyday amenities including shops, schools, healthcare services and leisure facilities. The accommodation comprises: porch, kitchen/dining room, living room, side entrance, three bedrooms, utility room with WC, family bathroom, and a useful loft room. Externally, the property is approached via a gated entrance leading to ample off-road parking and a turning area. The grounds include lawned garden areas, mature hedgerow boundaries, and an outside wooden shed/workshop, ideal for storage or hobbies.

Council Tax Band: E

EPC Rating: E

Tenure: Freehold





#### **Situation**

Capel Iwan is a small and peaceful rural community situated in the rolling countryside of Carmarthenshire, West Wales. The village lies approximately 3 miles from the market town of Newcastle Emlyn, which provides a good range of everyday amenities including shops, schools, healthcare and leisure facilities. The surrounding area is characterised by open farmland, country lanes and scenic landscapes, offering a quiet lifestyle while remaining within easy reach of neighbouring towns and villages. Capel Iwan is well placed for access to Cardigan Bay and the west Wales coastline, as well as the wider road network connecting to Carmarthen, Swansea and beyond. The location is ideal for those seeking rural living with a strong sense of community, set within an attractive countryside environment.

#### **Porch**

uPVC double glazed windows, tiled flooring, door to:-

#### **Kitchen/Dining Room**

Having a range of base units with complimentary worktop surfaces, dual stainless steel sinks and drainer with mixer taps over, electric Montpellier range with extractor fan over, uPVC double glazed window, wooden Velux window, radiator, part wooden panel walls, wood effect laminate flooring, loft access, door to:-







### **Living Room**

Log burner on a slate hearth and exposed stone and red brick feature surround, uPVC double glazed window, wooden panel ceiling with coving, part wooden panel walls, radiators, loft access, wood effect laminate flooring, door to:-

### **Side Entrance**

Wooden panel walls, wooden panel ceiling, radiator, fuse box, wood effect laminate flooring, door to:-

### **Hallway**

uPVC double glazed window, coved ceiling, wooden panel ceiling, part wooden panel walls, radiator, wood effect laminate flooring, doors to:-

### **Bedroom One**

uPVC double glazed window, radiator, coved ceiling, wooden panel ceiling, part wooden panel walls, wood effect laminate flooring.

### **Bedroom Two**

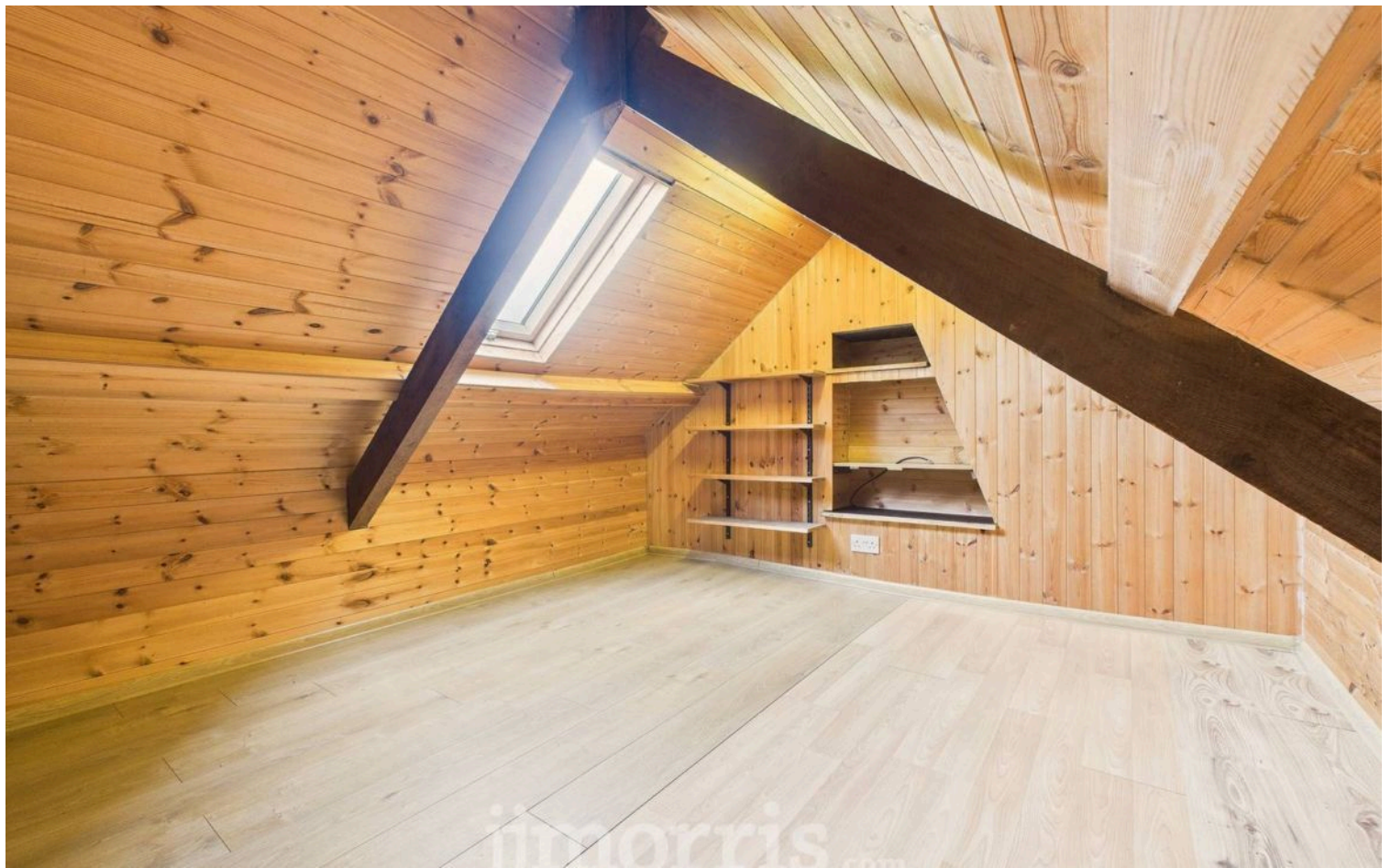
uPVC double glazed windows, radiators, part wooden panel walls, coved ceiling, wooden panel ceiling, wood effect laminate flooring.

### **Bedroom Three**

uPVC double glazed window, radiator, wood effect laminate flooring, loft access.







### **Bathroom**

Low flush WC, pedestal hand wash basin, panel bath with fitted shower over, heated towel rail, uPVC double glazed window, part wooden panel walls, part tiled walls, tiled flooring.

### **Utility**

Having a range of base units with complimentary worktop surfaces, stainless steel sink and drainer, WC cubicle with extractor fan over, Grant boiler, uPVC double glazed window, door to:-



### **Loft Room**

Wooden Velux window, wooden panel walls and ceiling, exposed beams, wood effect laminate flooring.

### **Workshop**

Oil tank, fuse box, uPVC double glazed window.





### Garden

The property is approached via a gated entrance with ample off-road parking and turning area, lawned gardens, mature hedges, garage/workshop with light and power. There is a further workshop which also houses the oil tank. Accessed through the garage is a wood shed and a small rear garden.

**Utilities & Services** Heating Source: Oil Fired central heating. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Carmarthenshire County Council Tax: Band E What3Words: [///mascot.gold.producing](https://www.what3words.com/?q=///mascot.gold.producing)

### Anti Money Laundering & Ability To Purchase

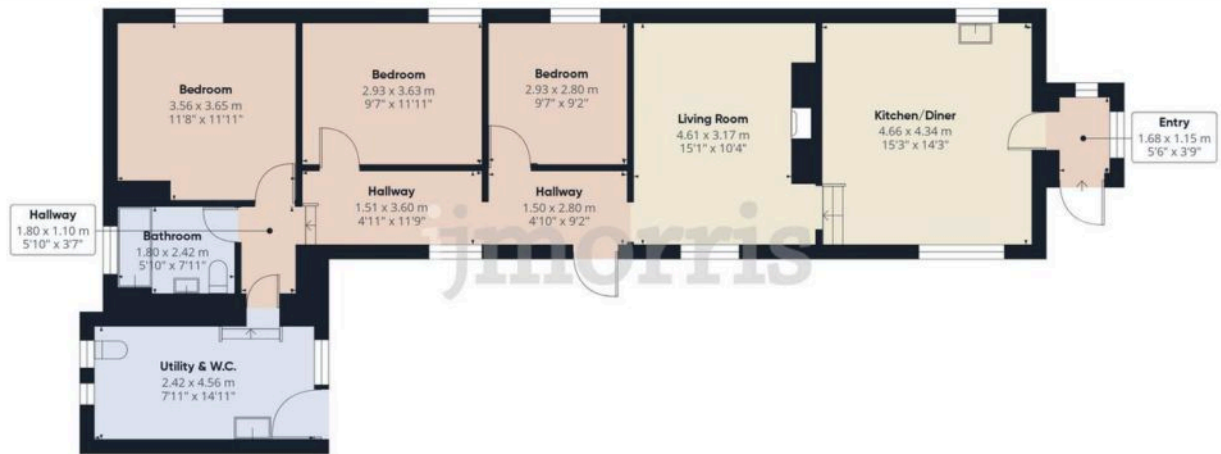
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, 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.

### Mobile Phone Coverage

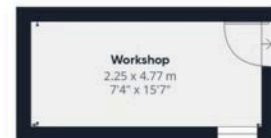
The Ofcom website states that the property has the following mobile coverage EE Good outdoor and in-door, Three Poor to none outdoor, O2 Good outdoor and in-door, Vodafone Good in-door, Variable outside Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.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.

### Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.1mbps upload and 1mbps download. With speeds up to Ultrafast 220mbps upload and 1800mbps download speed. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.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.



Floor 1 Building 1



Floor 2 Building 1

Floor 0 Building 2