



Plas y Felin Cwmgwili, Nr Cross Hands, Carmarthenshire, SA18 3RN

Offers In The Region Of £649,950

- Superb residential holding of 7 acres with 5 bedroom residence
- Beautiful landscaped grounds and stable block
- 3 Receptions and fitted Kitchen/Living Room
- Wonderful rural location with fabulous views yet convenient for M4
- Recently refurbished versatile accommodation
- Viewing highly recommended

Plas y Felin Cwmgwili, Nr Cross Hands SA18 3RN

A superb residential holding of approximately 7 acres, set in a highly convenient location just a short distance from the M4, yet enjoying a delightful countryside setting with fabulous views. The property comprises an impressive dormer bungalow residence which has been the subject of extensive refurbishment, creating a beautifully presented and highly versatile family home. The accommodation includes an entrance porch, reception hall, cloakroom, lounge with feature fireplace, a superb fitted kitchen/living room with feature fireplace, dining room/bedroom, large family room with fitted bar, principal bedroom with newly fitted en-suite, two further ground floor bedrooms and family bathroom.

To the first floor is an impressive living/games room, offering excellent flexibility for a variety of uses, together with a large office/bedroom.

The property benefits from oil-fired central heating and double glazing. A sweeping driveway leads to a spacious courtyard, providing excellent parking, with a further side courtyard, garden area and store shed.

To the rear is a wonderful landscaped garden with paved and decked patio areas, leading to a summer house and hot tub, creating an ideal setting for outdoor living and entertaining. The surrounding pasture and amenity paddocks, together with a stable block, make this an excellent opportunity for those seeking a rural lifestyle property with equestrian or smallholding appeal.

A true gem — viewing is highly recommended. Book your appointment today.



Council Tax Band: F



ENTRANCE PORCH

RECEPTION HALL



15'5" x 10'7"

Built in cloaks cupboard. Hardwood doors off to reception rooms. Oak floor boards. Radiator

ANOTHER ROOM ASPECT



CLOAKROOM



6'6" x 5'11"

Low level WC. Pedestal hand basin. Stone tiled floor. Attractive leaded window. Chrome towel heater.

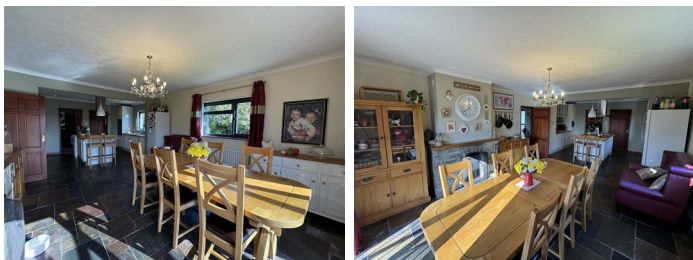
KITCHEN/LIVING ROOM



27'4" x 13'10"

1 1/2 bowl ceramic sink unit with chrome mixer tap set in wood block effect work surface. Central 'island' with induction hob and range of fitted cupboards. Fitted twin electric oven. Excellent range of base, wall, larder and glazed display cupboards. Extractor hood. Stone tiled floor. Feature stone surround fireplace to living area with multi fuel stove. Patio doors to rear providing wonderful views. Radiator.

ANOTHER ROOM ASPECT.



A FURTHER ROOM VIEW



UTILITY ROOM



14'5" x 6'5"

Single drainer stainless steel sink unit with chrome mixer tap. Plumbing for automatic washing machine and dishwasher. Stable style rear door. Fitted cupboards. Stone tiled floor. Radiator

FAMILY ROOM



19'8" x 18'10"

Fitted bar area with display shelves. 2 radiators.

ANOTHER ROOM ASPECT..



DINING ROOM/BEDROOM



14'6" x 12'10"
Wood effect floor. Radiator

ANOTHER ROOM ASPECT...



LOUNGE



18'5" x 12'11"
Feature fireplace with multi fuel stove on stone hearth.
Large patio doors to rear with fabulous views. Oak
effect floor. Designer radiator.

ANOTHER ROOM ASPECT....



A FURTHER ROOM VIEW.



INNER HALL



26'3" x 5'10" max (3'7" min)
Hardwood staircase to galleried landing.

MAIN BEDROOM



14'4" x 10'10"
French doors to rear patio. Fitted wardrobes. Designer radiator.

ANOTHER ROOM ASPECT.....



A VIEW FROM THIS ROOM



EN SUITE SHOWER ROOM



A newly fitted room with shower in hand basin. Hand basin and low level WC. Radiator.

BEDROOM



13'1" x 9'10"
Fitted wardrobes. Radiator

BEDROOM



13'1" x 9'9"
Fitted wardrobes. Radiator

BATHROOM



9'10" x 7'11"
Panelled bath in tiled surround with mixer tap. Twin hand basins with chrome mixer taps. Low level WC. Triton Seville shower in tiled and glazed cubicle. Tiled floor. Radiator.

FIRST FLOOR



GAMES/LIVING ROOM

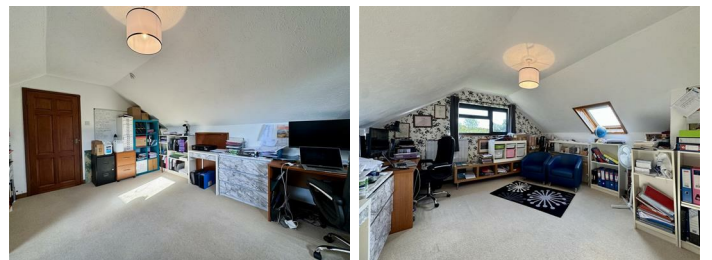


44'7" x 13'9"
3 Ceiling skylights. Access to eaves cupboards. 2 Radiators.

A FURTHER ROOM VIEW..



BEDROOM/OFFICE



16'1" x 13'9"
Ceiling skylight. Access to spacious loft storage room. Radiator

OUTSIDE



The property is approached through an impressive entrance that leads to a level courtyard that provides ample parking space.

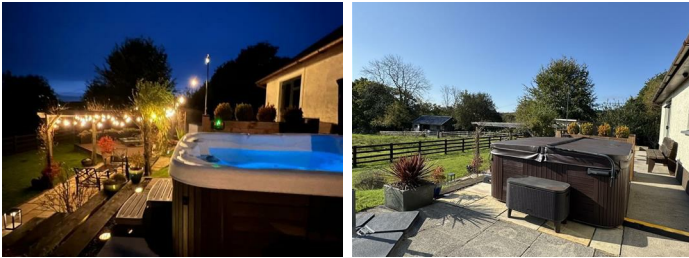
SIDE GARDEN

With Garden/General purpose store shed.

REAR GARDEN

A wonderful rear garden area which has been beautifully landscaped to provide a superb outdoor living area with paved and decked patios leading down to the Summer house.

HOT TUB



SUMMERHOUSE



A well appointed room opening onto a further paved patio commanding beautiful views over the land to the hillsides beyond.

GREENHOUSE



LAND



Extends to some 7 acres or thereabouts of level pasture and amenity land which is subject to a SSSI agreement

STABLE BLOCK



With 2 loose boxes and tack room

SERVICES

We are advised that the property is connected to mains electric and water. Private drainage

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

COUNCIL TAX



We are advised that the property is in Band F

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING

By appointment with Morgan Carpenter 01558 821269

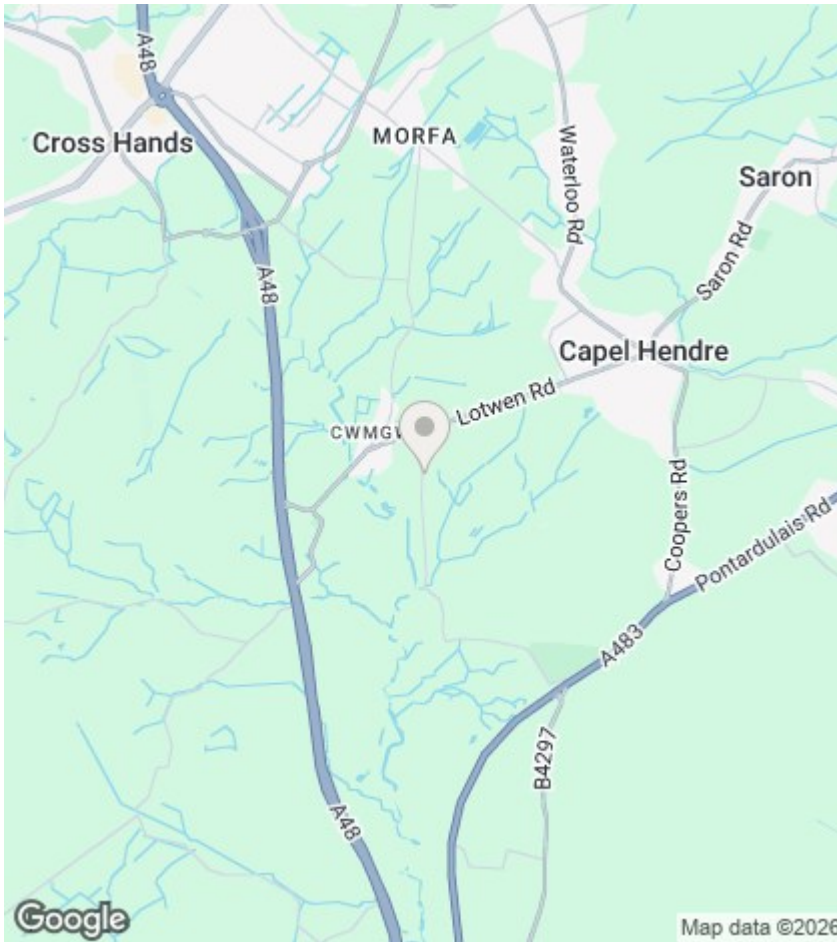
WEBSITE

View all our properties on:

www.morgancarpenter.co.uk; www.zoopla.co.uk;

www.primelocation.com, or www.onthemarket.com





Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Plas Y Felin Ground Floor

