

Penybont, Cwmfelin Mynach, SA34 0DH

Offers in Region of **£325,000**

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Penybont

Cwmfelin Mynach, Whitland

Situated in a picturesque riverside location, within the small country village of Cwmfelin Mynach, a detached 4 bedroom house offering a combination of space and versatility, ideal for growing families or a buyer needing plenty of space. The property also benefits from a large detached outbuilding/multi purpose shed, plus an adjoining garage/workshop, ample off-road parking and turning space, inclined rear gardens and a separate overgrown area with the ruins of old stone cottage. Altogether this home is perfectly suited to buyers seeking a tranquil lifestyle in a scenic village environment, with the added bonus of excellent sheds/workshop spaces. Whether you are looking for a family haven, a peaceful retreat, or a property with scope for further development, this riverside retreat delivers charm, practicality, and opportunity in equal measure.

Situation
The property is situated in the small country village of Cwmfelin Mynach, at the bottom of the hill opposite the river Afon Gronw, making its setting very picturesque and tranquil. The village has few amenities other than a chapel and small garage, but within roughly 6 and 7 miles respectfully are the towns of Whitland & St Clears, both offering a wide range of shops and services, plus the A40 which connects on to Narberth heading west or Carmarthen heading east.

Accommodation
Double glazed front door opens to:

Side Porch
Frosted double glazed window to side. Frosted glazed door opens to:

Kitchen / Diner
Internal window to side, double glazed window to rear, fitted wall and base storage units, worktops, single drainer sink, part tiled walls, radiator, oil fired Rayburn serving the domestic hot water. Door to lounge/diner, door to:

Utility
Butler sink, radiator, Worcester oil fired central heating boiler, window to rear, doors to:

Adjoining Workshop/Store Room
Store Room - Window to rear. Workshop - Double doors to front, double glazed window to front, external door to side, power and lighting.

Lounge / Diner
Double glazed windows to front, frosted double glazed external door to front, radiators, open fireplace, wooden stairs rise to first floor.

First Floor Landing
Double glazed window to rear, radiator, built in airing cupboard with hot water cylinder, doors open to:

Bedroom 1
Double glazed window to side, radiator.

Bedroom 2
Double glazed window to front, radiator, built in storage cupboards.

Bedroom 3
Double glazed window to front, radiator.

Bedroom 4
Double glazed window to front, radiator, built in wardrobe & storage cupbaords.

Bathroom
Comprising a shower cubical, bath, WC, pedestal wash hand basin, part tiled walls, radiator, double glazed window to rear.

Externally
The property is accessed by its own hardstanding driveway which provides ample parking and turning space to the front and sides. A section of lawned garden with hedgerow runs along the front, bordering the river. The driveway continues down to the large multi-purpose shed with further hardstand parking. To the rear of the house are sloping lawned garden areas with some hedging, trees and shrubs. Situated further down, following the river, is a further area of ground which has the ruins of an old stone cottage. Please see the title plan for identification of the boundaries.

Flooding History
We understand the property was flooded in 2025 and back in 1982. The sellers inform us this was caused by the bridge being blocked with debris and not cleared/maintained.

Services

- Heating Source: Oil
- Electric: Mains
- Water: Mains
- Drainage: Private
- Local Authority: Carmarthenshire County Council
- Council Tax Band: D
- EPC: TBC
- Tenure: Freehold and available with vacant possession upon completion.
- What Three Words: ///diverged.submits.cornfield

Directions
From Narberth travel on the main A40 road heading in the Carmarthen direction until reaching the 2nd roundabout by Whitland and The Road House restaurant. Turn left signposted for Llanboidy and travel on this road, proceeding past Jabajak guest house and restaurant, then straight over a set of cross roads, take the 2nd left signposted for Cwmfelin Mynach. Enter the village and turn left by the chapel, travelling down the hill and across the bridge, where the property is then found on the left hand side, identified by our JJ Morris for sale sign.

Broadband
According to the Ofcom website, this property has both standard and superfast 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 Reception
The Ofcom website states that the property has the following indoor mobile coverage

- EE Voice & Data - 79%
- Three Voice & Data - 77%
- O2 Voice & Data - 63%
- Vodafone Voice & Data - 75%

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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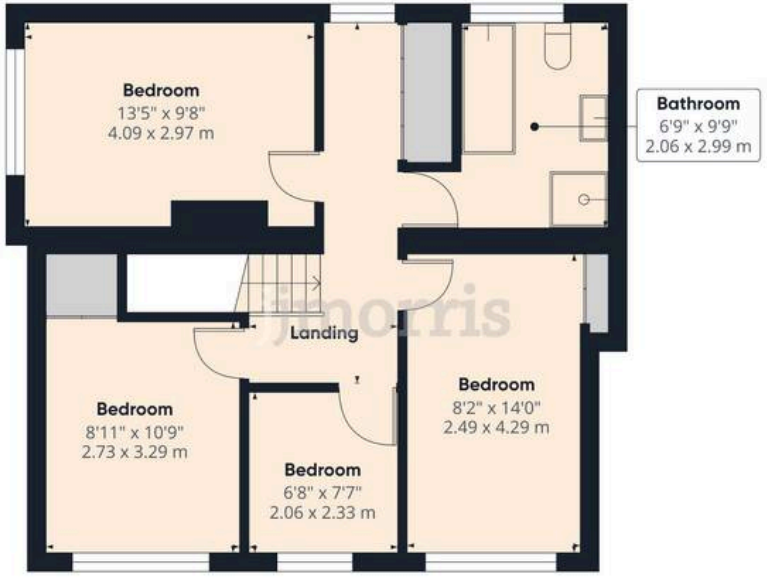

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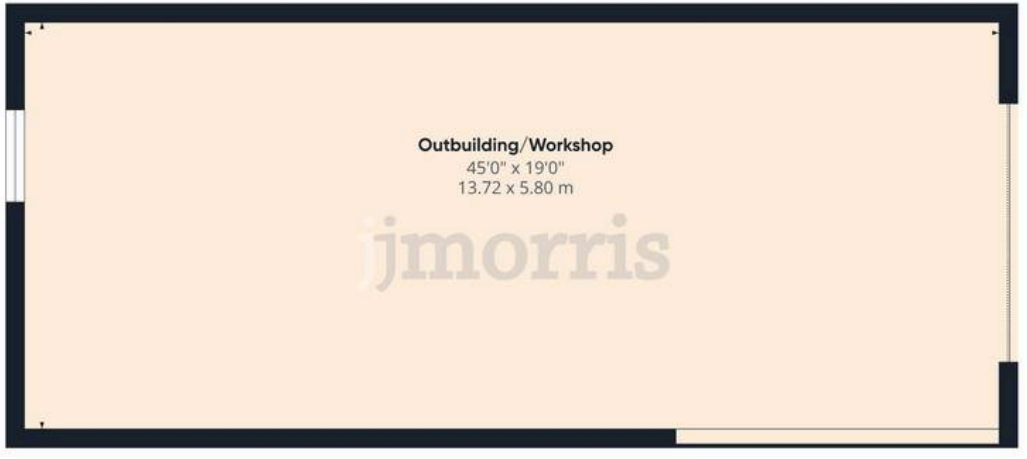

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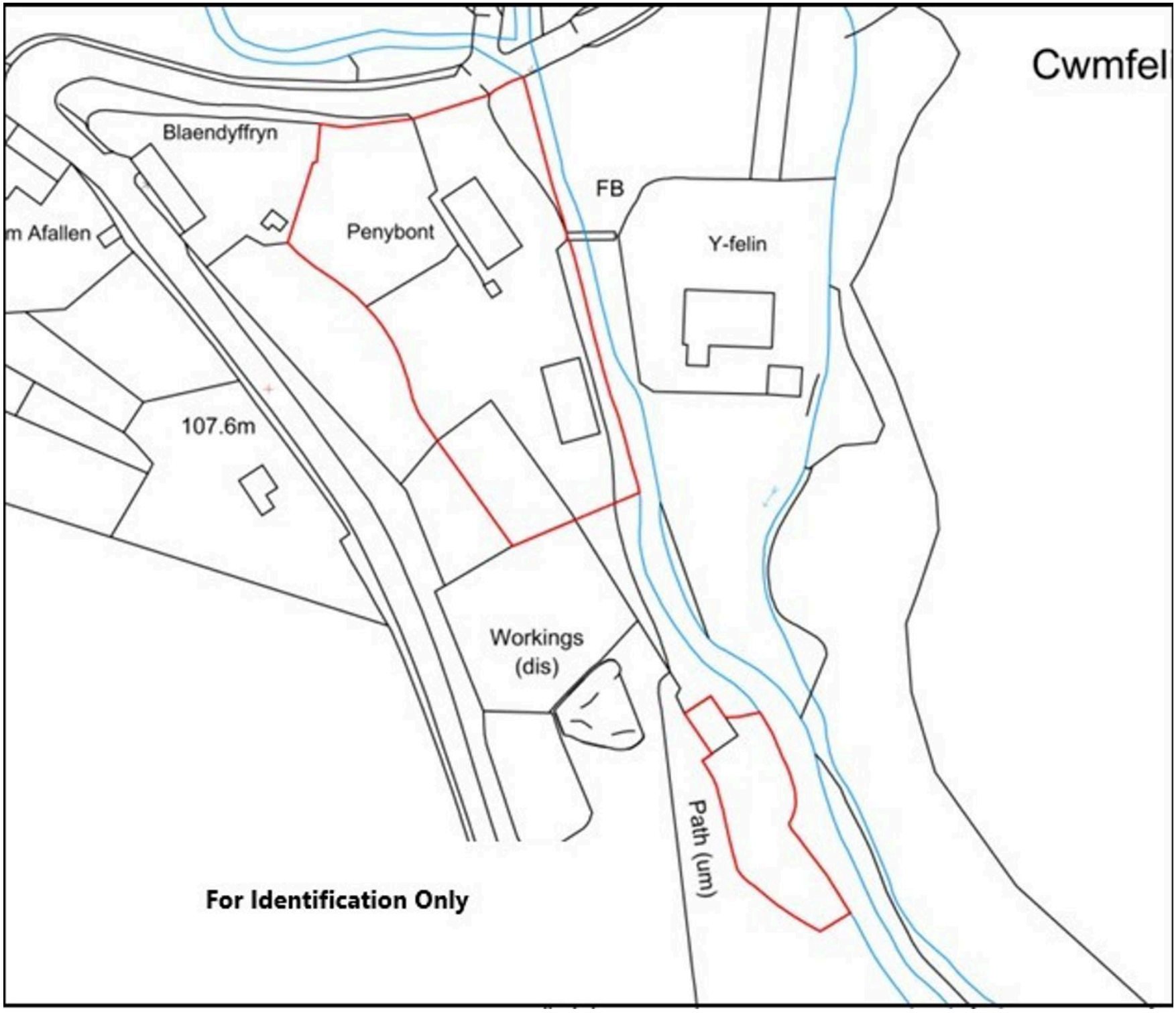
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2


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Workings
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For Identification Only



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