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# Cefny pant House, Cefny pant – SA34 0TR

Offers in Region of £215,000

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## Cefny pant House

Cefny pant, Whitland

Standing within a generous plot, this two bedroom detached house offers a unique opportunity to acquire a property which requires some improvement which dates back to 1904 (as indicated on the nameplate). Thoughtfully extended at the rear, resulting in a spacious and versatile layout ideally suited to a variety of lifestyles, being ideally suited as a small family home and to those active retirees looking for generous outside space. While the property does require some improvement it presents an exciting canvas for those looking to create a comfortable and personalised home. Situated in an accessible location, the house is within easy reach of the A40 roadway at both Whitland and St Clears, making it ideal for commuters or those seeking convenient access to local amenities and transport links. Whether you are a first-time buyer looking to step onto the property ladder, a couple searching for a home to make your own, or an investor seeking a property with scope for enhancement, this residence promises both charm and opportunity. With its appealing outside space and potential for improvement, this property invites you to imagine the possibilities and create a welcoming home tailored to your needs. Early viewing is highly recommended to fully appreciate the accommodation and the potential this detached house has to offer.



Fronting the roadside in the rural hamlet of Cefn Y Pant which is located between the rural villages of Llanboidy and Llanglydwen in the west Carmarthenshire countryside. The nearby village

## Ground Floor

### Entrance Hallway

With radiator, stairs rise to the first floor and doors lead to:

### Sitting Room

13' 11" x 10' 3" (4.24m x 3.13m)

Overlooking the fore with radiator, whilst the focal point of the room is the tiled fireplace incorporating a small wood burning stove.

### Living Room

13' 11" x 13' 8" (4.25m x 4.17m)

Enjoying a double aspect, the main feature is the oil fired 'Rayburn' which is responsible for the heating, door to valuable under stairs storage and access to:

### Kitchen

14' 3" x 8' 10" (4.34m x 2.69m)

Part of an historic extension and comprising a range of base and wall mounted units with complimentary work surface above incorporating a single bowl stainless steel sink and drainer unit. Four ring hob, low level built in 'Belling' electric oven, plumbing for an automatic appliance and tiled splashbacks. Window to the side and rear with radiator and door to:

### Pantry

3' 8" x 5' 7" (1.11m x 1.70m)

Incorporating partly tiled walls, window to the rear, shelving and space for a freestanding fridge/freezer.

### Rear Lobby

With radiator, loft access, access to the conservatory and door to:

### Bathroom

9' 1" x 5' 6" (2.78m x 1.67m)

Comprising the usual three-piece suite of W.C., wash hand basin and bath, also including a radiator, tiled walls and two windows to the rear.

### Conservatory

With radiator, tiled floor and doors leading to the front and rear of the property.

## First Floor

### Landing

With 'Velux' window and doors to:

### Bedroom 1

13' 9" x 9' 0" (4.20m x 2.75m)

Overlooking the fore with radiator and built in wardrobe. Door to:

### En-suite

8' 8" x 2' 9" (2.63m x 0.85m)

Comprising a W.C., wash hand basin and shower cubicle with 'Triton' attachment.

### Box Room

5' 1" x 5' 9" (1.56m x 1.75m)

Window to the fore with loft hatch.

### Bedroom 2

13' 10" x 10' 2" (4.22m x 3.10m)

Enjoying a double aspect with radiator.

### Garden

A small railed courtyard is seen to the fore which borders the roadside whilst a tarmacadam driveway is located to the side providing off road parking. Occupying a generous plot which extends in total to 0.20 acres or thereabouts the grounds are mainly laid to lawn and include a vegetable patch and paved seating area which is directly positioned to the rear of the property. The oil tank is located to the side and the garage which is attached to the conservatory also incorporates a storage room at ground floor level. In addition, there is storage room below the property again at ground floor level which is accessible from the paved seating area.

### Services

We understand that the property has the benefit of mains water and electricity and a private drainage system. Oil fired rayburn.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Carmarthenshire County Council

Council Tax: Band D

EPC: E

**Broadband Availability**

According to the Ofcom website, this property has standard and superfast broadband availability. Standard – with speeds up to 1 Mbps upload and 15 Mbps download; Superfast – with speeds up to 20 Mbps upload and 80 Mbps download. 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 & 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.













Floor 0




Floor 1



Cefny pant House

Plan for identification purposes only

Cefn-y-pant

A map of the Cefn-y-pant area. The map features a network of roads, with two prominent yellow roads running diagonally. A cluster of orange buildings is situated in the upper-left quadrant, with a green shaded area labeled 'Cefn-y-pant' partially overlapping them. A single orange building in the lower-right quadrant is highlighted with a red rectangular box. The map also shows various contour lines and other smaller roads.



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