



**Cathlawdwr , Golden Grove, Carmarthen, SA32 8NA**

**Offers in the region of £395,000**

- Small Holding with approx 15 acres
- 3 bedrooms
- LPG central heating
- Various useful outbuildings
- Detached house
- 3 reception rooms
- Off road parking
- Barn

## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor, radiator, built in small cupboard, and textured and coved ceiling.

### Lounge

14'11" x 12'1" inc to 15'7" (4.57 x 3.7 inc to 4.75)



with radiator, textured and coved ceiling, tiled floor and uPVC double glazed window to front.

### Sitting Room

12'10" x 10'9" (3.92 x 3.29)



with exposed floorboards, 2 wall lights, radiator, textured and coved ceiling and 2 uPVC double glazed windows to front.

## Dining room

14'11" x 8'5" (4.57 x 2.59)



with radiator, textured and coved ceiling, tiled floor and uPVC double glazed window to front.

## Kitchen

5'9" x 26'8" (1.76 x 8.14)



with range of fitted base and wall units, twin bowl stainless steel sink unit with monobloc tap, 4 ring electric hob with extractor over and oven under, plumbing for automatic dishwasher, part tiled walls, tiled floor, hatch to roof space, radiator and 3 uPVC double glazed windows to rear.

## Utility/Rear Hall

8'0" x 6'11" (2.45 x 2.13)

with plumbing to automatic washing machine, wall mounted gas boiler providing

domestic hot water and central heating, part tiled walls, tiled floor, radiator, textured and covered ceiling and uPVC double glazed. stable door to rear.

### Downstairs Bathroom

8'4" x 8'2" (2.56 x 2.51)



with low level flush WC, pedestal wash hand basin, bath, shower enclosure, part tiled walls, tiled floor, textured and covered ceiling, radiator and uPVC double glazed window to side and rear.

### Conservatory

6'11" x 26'3" (2.12 x 8.01)



with 2 electric heaters, tiled floor, polycarbonate roof and uPVC double glazed windows and French doors.

### First Floor

### Landing

with window to rear.

### Bedroom 1

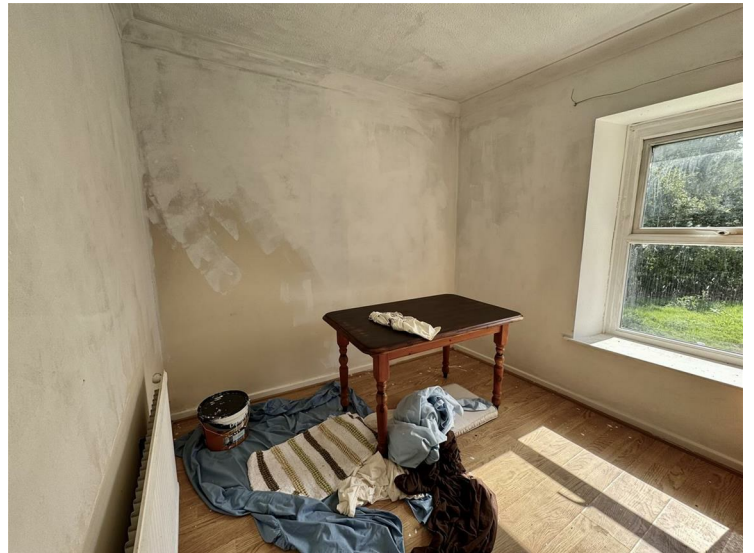
16'5" x 8'11" (5.02 x 2.73)



with feature fireplace, laminate floor, radiator, textured and covered ceiling and uPVC double glazed window to front.

### Bedroom 2

8'5" x 9'3" (2.58 x 2.83)



with laminate floor, radiator, textured and covered ceiling and uPVC double glazed window to front.

### Bedroom 3

7'9" x 9'7" (2.37 x 2.94)



with laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to side.

### Wash room

6'4" x 5'10" (1.95 x 1.78)



with wash hand basin, built in cupboard, textured and coved ceiling and uPVC double glazed window to front.

### Outside



with paved patio, glass house and several timber sheds. Chicken coops and duck houses, duck pond.

### Outbuilding 1

18'4" x 8'11" (5.59 x 2.73)



with polycarbonate roof, tiled floor and uPVC double glazed window and door.

### Outbuilding 2

17'8" x 28'4" (5.4 x 8.65)



with store and uPVC double glazed window and door.

## Barn

35'3" x 17'1" (10.75 x 5.21)



## L Shape Store

19'7" x 13'8" (5.98 x 4.18)



## Outbuilding 3

17'4" x 15'11" (5.3 x 4.87)



with cat cages off each side and tiled floor.

## Outbuilding 4

17'5" x 7'11" (5.32 x 2.43)



with tiled floor

## PVC Lean to

9'4" x 12'4" (2.86 x 3.77)



with tiled floor.

## 7 Dog Kennels



## Outside WC & Store Shed

### Material Information

#### UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Septic Tank

Heating: LPG central heating

Broad Band Speed: Download 1 Mbps

Upload 1 Mbps

Mobile coverage: EE 74% Vodafone 71%

Three 69% O2 58%

#### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- very low risk, Flooding from surface water and small watercourses -High risk

Rights and Easements: neighbouring property has rights of way access through the lane

Restrictions: none

**NOTE**

All internal photographs are taken with a wide angle lens.

**Council Tax**

Band E.

**Directions**

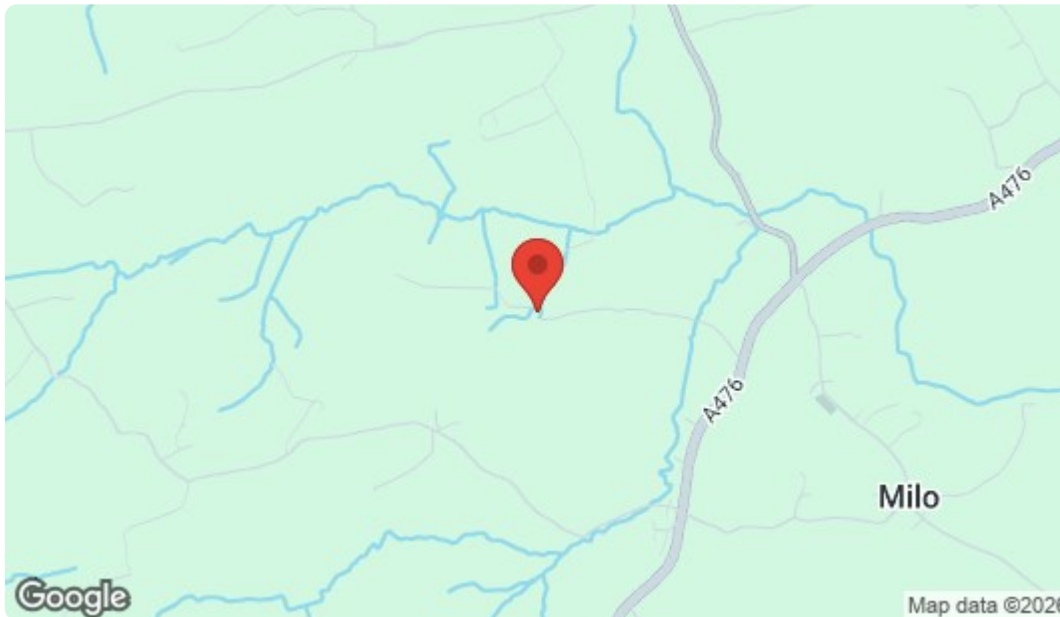
From Cross Hands roundabout take the Llandeilo exit towards Gorslas. Travel for almost 4 miles, past the former Temple Bar public house and as you come out of the row of houses there is a left hand track, identified by our For Sale board. Turn down this track and you will continue down to the property.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			61
(39-54) <b>E</b>			
(21-38) <b>F</b>		32	
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.