



Garth Mair Marros, Carmarthen, SA33 4PN

Offers In The Region Of £795,000

Superbly situated coastal smallholding extending to 27 acres or thereabouts

Uninterrupted sea views towards the Pembrokeshire coastline

Magical, private setting, yet within easy car driving distance of town facilities

Detached 3 bedroom bungalow and detached garage

A true coastal retreat, viewing is highly recommended

EPC Rating E

Situation

Enjoying an enviable coastal position overlooking the stunning coastline, Marros Beach offers a long stretch of sandy beach which is somewhat off the beaten track and is also a site of special scientific interest. Access to the property is derived from a local road that connects the popular coastal villages of Pendine and Amroth on the border of Carmarthenshire and the delightful county of Pembrokeshire. The home of Britain's only coastal National Park and some of the most outstanding natural scenery that is possibly best experienced by walking a section of the long distance coastal footpath that meanders its way around the coastline for 183 miles or so from Amroth in the south to the banks of the River Teifi at St. Dogmaels in the north. Within close proximity are the popular coastal villages of Pendine (1.5 miles) and Amroth (3 miles) which attract numerous visitors to the area and have the benefit of lovely beaches and a good range of local services that include a primary school at Pendine with a variety of shops, cafes, restaurants etc., available in both villages. Also within easy reach is the larger village of Kilgetty that benefits from a supermarket, train station etc., whilst the coastal resorts of Tenby and Saundersfoot are some 8 miles and 10 miles or so distant respectively. The popular quaint former market town of Narberth boasts a well regarded and established High Street that offers an excellent array of boutique shops, cafes, restaurants, convenience stores, butchers, dentist, health centre etc., and lies within easy reach. To the east lie the towns of St. Clears and Carmarthen which are located on the A40 dual carriageway that ultimately links via a further dual carriageway to the M4 connection at Pont Abraham.

Directions

From the direction of Pendine proceed along the road leading to Amroth passing the Greenbridge Public House on your right hand side and once you arrive at the small hamlet of Marros take a left hand turning by the Memorial Stone at Marros Church onto Pilgrims Way. Continue on this road for a mile or so (single track) and the entrance to Garth Mair will be seen on the left hand side. Proceed through the gateway up to the property, a name plate is seen at the entrance.

Description

A sweeping lane leads up to this coastal smallholding which proudly overlooks the most stunning coastline, boasting a n uninterrupted sea view along the Pembrokeshire coastline and on a clear day it is possible to see Lundy Island. The residence comprises a detached 3 bedroom bungalow which was built in 1990 and affords a light and airy reception room which leads to the kitchen together with 3 bedrooms and family bathroom. In addition to the fabulous aspect, Garth Mair has the benefit of 27 acres or thereabouts of land which extends down towards the cliffs. The land is suitable for a variety of uses such as livestock grazing or amenity purposes and also includes a large former poultry shed. A truly delightful coastal smallholding which offers considerable potential as a

stunning family home. The property is described in more detail (approx. dimensions only):

Entrance Hallway



Well proportioned with doors leading to:

Kitchen 17'1" x 9'1" (5.21m x 2.77m)



Enjoying a coastal aspect, affording a range of matching base and wall mounted units with complimentary work surface above, incorporating a single bowl stainless steel sink and drainer unit, built in 'Whirlpool' electric oven and 4 ring ceramic hob with hood above. Space for a free standing fridge/freezer, plumbing for two automatic appliances. Archway to:

Dining Room/Sitting Room 23'1" x 12'11" (7.04m x 3.94m)



A light and airy reception room, boasting a delightful aspect towards the coast. Patio doors lead to both the front and side of the property, whilst the focal point of the room is the wood burning stove with wooden mantle above. This lovely room offers a pleasant dining area with easy access to the kitchen.

Returning to the kitchen

An archway leads to:

Rear Porch 7'4" x 5'11" (2.24m x 1.80m)

With radiator, window and door to the rear. Access to:

Cloakroom 7'2" x 2'10" (2.18m x 0.86m)

Incorporating a W.C., radiator, window to the side and 'belfast' sink.

Returning to the entrance hallway

Bedroom 1 11'7" x 10'3" (3.53m x 3.12m)



Overlooking the fore with radiator, wash hand basin and a door leads to:

En-suite 6'7" x 2'10" (2.01m x 0.86m)

Incorporating a shower cubicle with 'Triton Cara' attachment, W.C. and radiator.

Bedroom 2 10'2" x 7'5" (3.10m x 2.26m)

Overlooking the side with radiator.

Bathroom 9'10" x 7'2" (3.00m x 2.18m)

Incorporating a W.C., wash hand basin, bath with hand held shower attachment above, bidet, radiator and window to the side.

Bedroom 3 13'6" x 13'5" (4.11m x 4.09m)



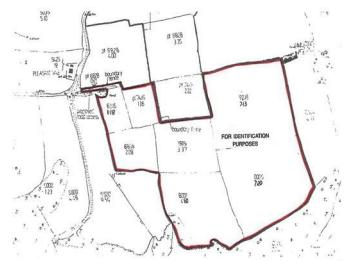
Overlooking the rear with radiator.

Externally



Standing within lawned grounds combining mature shrubs and trees, the potential to further enhance the grounds are clearly evident. Detached garage. Oil tank to the side.

Land



Extending in total to some 27 acres or thereabouts of permanent pasture which is located to the front and side of the property and leads down to the cliffs. The land is laid to permanent pasture and is suitable for both livestock and equestrian purposes. No doubt the land offers considerable environmental appeal and would provide a lovely setting for a conservation project.

Services

We understand that the property has the benefit of mains water, electricity together with private drainage (septic tank). Legal adviser to confirm. Oil fired central heating system (external boiler).

Tenure: Freehold with vacant possession upon completion.

Local Authority: Carmarthenshire County Council

Property Classification: Band E.

General Remarks

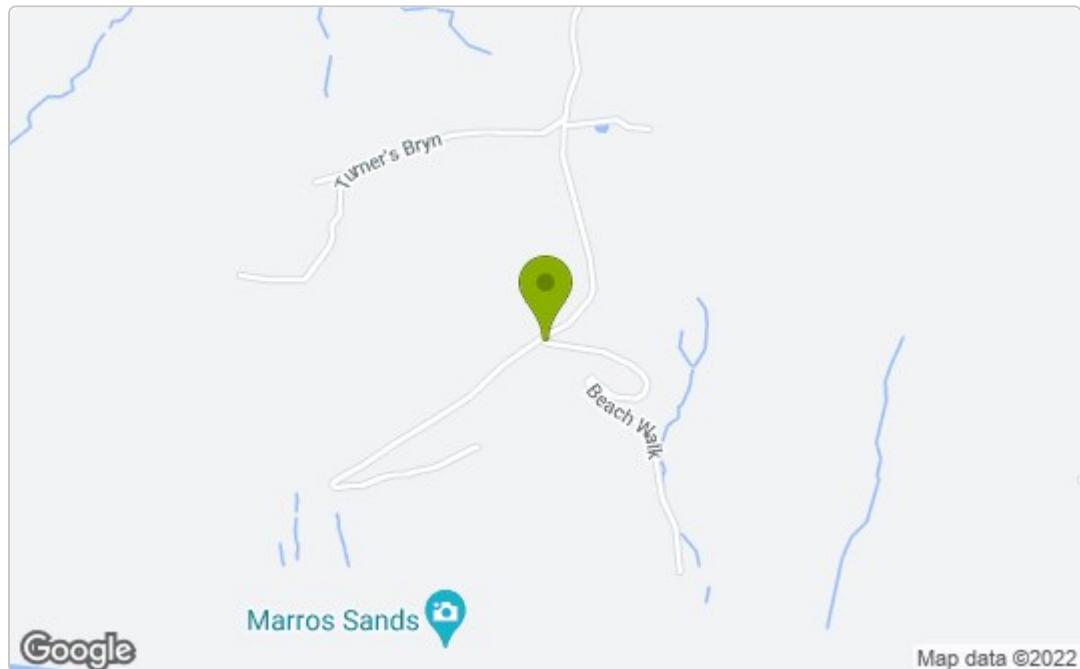
Garth Mair is a truly appealing coastal residence which boasts the most fabulous uninterrupted aspect towards the coast yet enjoying a lovely peaceful and secluded setting. To fully appreciate the magical setting and the considerable potential on offer, we strongly recommend an early inspection.

Floor Plan

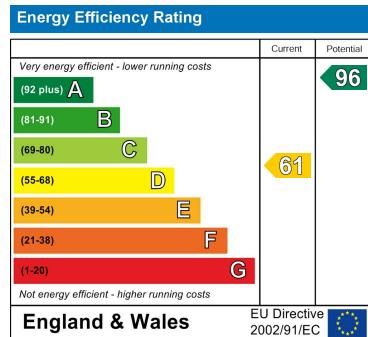


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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