



Glandwr , Pentre-Cwrt, SA44 5DA

**£375,000**

A four bedroom cottage set in wonderfully presented gardens and grounds with the addition of a woodland area, overall extending to 0.57 acres or thereabouts. With accommodation comprising: porch, kitchen, utility, living room, three ground floor bedrooms, bathroom and a first floor bedroom/hobby room.



## Situation

The village of Pentrecwrt lies in the lower reaches of the Teifi Valley adjacent to the A486 Carmarthen road. The property is a 10 minute walk to the village shop and public house, and is some 3 miles from the town of Llandysul with its comprehensive range of schooling and shopping facilities and only some 13 miles from Carmarthen and the link road to the M4 motorway. Some half an hour drive from the Cardigan Bay coastline with its several popular sandy beaches and easy access to the popular towns of Newcastle Emlyn and Cardigan.

## GROUND FLOOR

### Character Front Lounge

via wood effect uPVC door, 2 double glazed windows to front, fireplace housing a multi fuel stove on a raised slate hearth, exposed stone surround, central heating radiator, exposed beams to ceiling. Stairs leading to first floor. Floor to ceiling window to rear.

### Kitchen

Bespoke Pine base and wall kitchen units with stainless steel drainer sink, formica working surfaces above, plumbing for automatic washing machine, space for tall fridge freezer, tiled flooring, new world electric oven and grill, stainless steel extractor hood.

### Utility Room

With fitted cupboards housing a oil fired Worcester boiler, inset drainer sink, 2 large storage cupboard units, double glazed windows to front and side, tiled flooring.

### Dining Room

A light room with 9ft glazed doors and side panels onto a rear patio, central heating radiator.

### Shower Room

3 piece white suite comprising of a panelled bath with Redring electric shower above, pedestal wash hand basin, low level flush WC. Central heating radiator, window to side, part tiled walls.

### Bedroom One

With floor to window double glazed window to rear, central heating radiator. Access hatch to loft.

### Bedroom Two

With tall double glazed window overlooking rear garden, central heating radiator.

### Bedroom Three

With double glazed window to rear overlooking garden, central heating radiator, built in cupboard space.

### Side Porch

Of dwarf wall construction with hardwood double glazed windows, timber flooring, half glazed uPVC door leading to the rear.

## FIRST FLOOR

## Landing

With exposed A frame beams, built in storage wardrobe, Velux window to rear, central heating radiator.

### Bedroom Four/Hobby Room

again with exposed A frame beams, velux window, night storage heater (not connected). Door into walk in cupboard unit.

## Externally

### To the Front

A large feature of this property is its wonderful gardens and grounds which has been part of the national garden scheme for 20 years.

To the front is a tarmac driveway with private parking for 2 -3 cars. Beyond this is a lovely cottage garden with many mature shrubs, trees, rose bushes and flowers. A lovely patio area laid to slabs/gravel and beyond is access to -

### Side and Rear Garden

Which is predominantly laid to lawn with an abundance of trees, shrubs, hedgerows and flower beds making a most delightful garden area which the current vendor has invested significant time and effort in creating this wonderful space.

Beyond is a lovely patio area laid to slabs, decking area over a small stream. Pathways lead to various areas with beautifully presented flower beds and various trees.

## Outbuildings

There are also a range of useful timber outbuildings and a rockery with shrubs.

## Woodland

Beyond is an area of Broadleaf woodland which we believe extends to some 0.5 Acres mainly and expertly designed to provide various pathways leading to different areas.

Further decking overlooking a lake which is ideal for bird watching and is a haven for wildlife.

Large Log Store and access to the stream.

## Utilities & Services

Heating Source: Oil fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Carmarthenshire County Council

Council Tax: Band E

What3Words: ///revived.perch.signs

### **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.

### **Broadband Availability**

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.7mbps upload and 6mbps download and Superfast 12mbps upload and 56mbps 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 mobile coverage

EE - Variable (outdoor only)

Three - Good (outdoor only)

O2 - Variable (outdoor only)

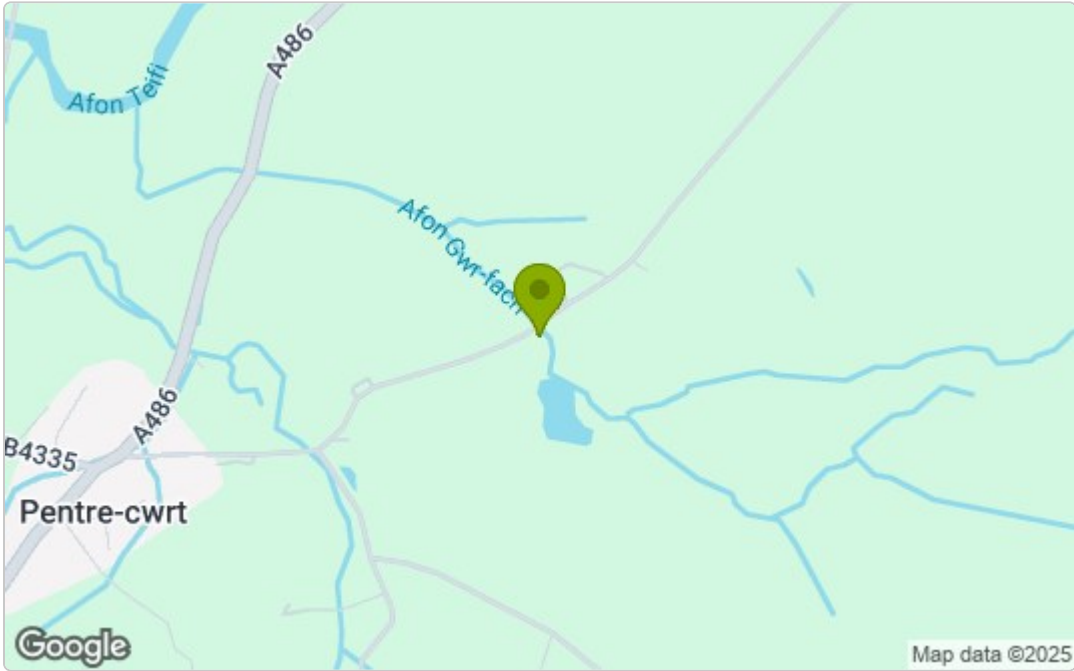
Vodafone. - Variable (outdoor only)

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.

Floor Plan



Area Map



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.

Energy Efficiency Graph

