

Terry Thomas & Co

ESTATE AGENTS



Maes Y Grove

Cwmbach, Whitland, SA34 0DP

A large, 3 double bedroom detached house, nestled peacefully off of a country-lane in the picturesque hamlet of Cwmbach. The property enjoys a rural location with extensive views across open countryside, and the surrounding area provides a wealth of sporting and recreational opportunities.

Standing within large and well-maintained gardens and grounds amounting to approximately 4 acres, with stock-proofed land with two enclosed paddocks. A large general-purpose agricultural building sits in the consolidated yard area, as well as integral workshop and adjoining lean-to.

Offers in the region of £495,000

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Rear Entrance Hallway

Electric cooker point. Plumbing for washing machine. Space for tumble dryer, with worksurface over.

Kitchen/Dining room

18'10" x 10'10" (5.76 x 3.31)
Double aspect room. A range of fitted base and eye-level units, with wood-effect worksurface over incorporating a stainless steel sink, with mixer tap fitment. Feature open fireplace with wood burner stove. Breakfast bar. Space for fridge.

Shower room

Comprising a shower cubicle with 'Gainsborough' shower fitment over, and close-coupled economy flush WC.

Utility room

8'9" x 10'2" (2.68 x 3.11)
A matte-finish granite effect worksurface area. 'Grant' oil-fired boiler.

Boot room

7'5" x 10'5" (2.27 x 3.19)

Home Office

7'5" x 5'0" (2.28 x 1.54)

Lounge

18'11" x 9'11" (5.79 x 3.03)
UPVC double glazed double doors leading out to the side garden. Dogleg staircase to first floor. Understairs storage cupboard.

First Floor

Landing area having access to loft space.

Front Bedroom 1

11'5" x 7'4" (3.49 x 2.25)
Window to fore with extensive rural views.

Rear Bedroom 2

12'4" x 7'1" (3.78 x 2.17)
Window to side.

Front Bedroom 3

11'4" x 11'5" (3.46 x 3.49)
Window to fore with extensive rural views.

Family Bathroom

9'2" x 7'2" (2.81 x 2.19)
A 3-piece suite in white, comprising a panel bath, close-coupled economy flush WC, and pedestal wash hand basin with tile splashback. Airing cupboard.

Externally

The property is approached off of a country-lane, having a large splayed, consolidated driveway and parking. Gated access leads on to

further consolidated yard areas, providing access to a large agricultural building.

The property stands in approximately 4 ½ acres of land. Level-lawned garden areas to side and rear, being well-maintained. The land is stock-proofed and fenced, with two separate paddocks.

Corrugated sheeted store shed/log stores. Further corrugated sheeted store shed with lean-to.

Agricultural Building

74'6" x 50'10" (22.73 x 15.51)
General purpose building of steel-framed construction, with a box profile sheeted pitched roof and externally cladded. Power and lighting. Large steel sliding entrance door.

Integral Workshop

19'10" x 59'7" (6.06 x 18.18)
Box profile sheeted, partitioned wall internally. Double door side entrance. Power and lighting. Integral steel door to main building.

Adjoining Lean-to

14'1" x 19'10" (4.30 x 6.07)





Floor Plan



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Size – A4

FOR INFORMATION PURPOSES ONLY AND IS NOT TO SCALE

Type: House - Detached

Tenure: Freehold

Council Tax Band: E

Services: Mains electricity and water. Private drainage. Oil-fired central heating.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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