



Plas y Felin Cwmgwili, Nr Cross Hands, Carmarthenshire, SA18 3RN

Offers In The Region Of £649,950

- Approximately 7-acre residential holding in a highly accessible rural location.
- Beautifully refurbished dormer bungalow offering spacious and versatile accommodation.
- Four/Five-bedroom flexibility, including a principal suite with stylish en-suite shower room.
- Sweeping driveway leading to extensive courtyard parking with additional side courtyard and useful store shed.
- Pasture and amenity paddocks with stable block, perfect for equestrian, hobby farming or smallholding use.
- Just minutes from the M4 motorway, combining convenience with countryside living.
- Superb kitchen/living room with feature fireplace, ideal for family life and entertaining.
- Impressive family/games room with fitted bar, providing excellent entertaining space.
- Landscaped rear gardens with paved and decked terraces, summer house and hot tub.
- Outstanding far-reaching countryside views, offering an exceptional rural lifestyle within easy reach of major transport links.

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A superb residential holding extending to approximately 7 acres, occupying a highly convenient location just a short distance from the M4 motorway, yet enjoying a peaceful countryside setting with magnificent far-reaching rural views.

At the heart of the property is an impressive dormer bungalow that has been extensively improved to create a beautifully presented and exceptionally versatile family home. The spacious accommodation comprises an entrance porch, welcoming reception hall, cloakroom, elegant lounge with feature fireplace, a stunning open-plan fitted kitchen/living room with feature fireplace, dining room (or fourth bedroom), an impressive family/entertaining room complete with fitted bar, principal bedroom with stylish newly fitted en-suite shower room, two further ground floor bedrooms and a well-appointed family bathroom.

The first floor provides an outstanding living/games room, offering superb flexibility for a variety of lifestyle requirements, together with a generous office or additional bedroom.

The property benefits from oil-fired central heating and double glazing throughout. A sweeping driveway approaches an attractive courtyard providing extensive parking, complemented by a further side courtyard, garden area and useful store shed.

The beautifully landscaped rear gardens are a particular feature, with paved and decked entertaining terraces leading to a delightful summer house and hot tub, creating a wonderful space for relaxation whilst enjoying the surrounding countryside. Beyond the gardens lie attractive pasture and amenity paddocks together with a stable block, making this an exceptional opportunity for equestrian enthusiasts, those seeking a smallholding, or purchasers simply wishing to embrace an idyllic rural lifestyle without sacrificing accessibility.

A truly outstanding country property offering an enviable combination of space, versatility and lifestyle in a highly accessible location. Early viewing is strongly recommended.

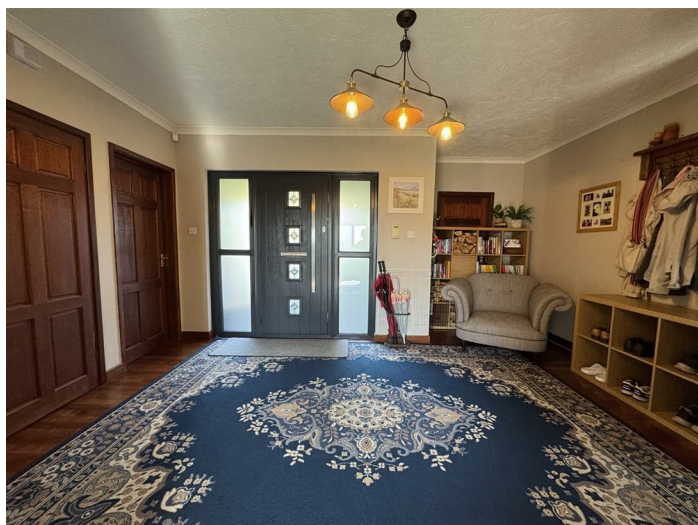


Council Tax Band: F



ENTRANCE PORCH

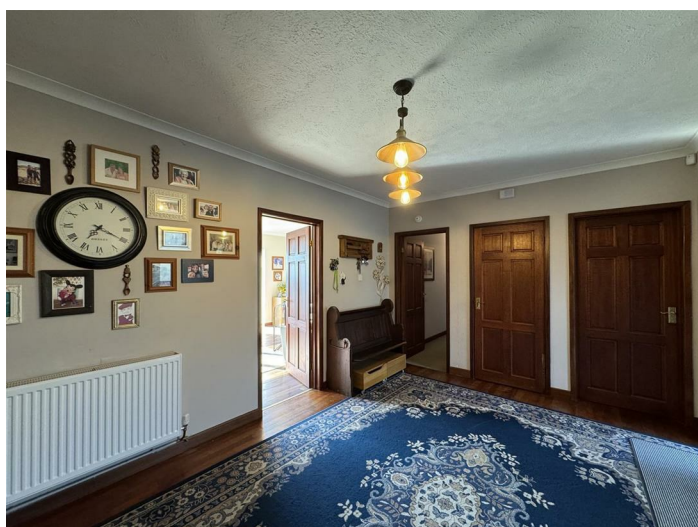
RECEPTION HALL



15'5" x 10'7"

Built in cloaks cupboard. Hardwood doors off to reception rooms. Oak floor boards. Radiator

ANOTHER ROOM ASPECT



CLOAKROOM



6'6" x 5'11"

Low level WC. Pedestal hand basin. Stone tiled floor. Attractive leaded window. Chrome towel heater.

KITCHEN/LIVING ROOM



27'4" x 13'10"

1 1/2 bowl ceramic sink unit with chrome mixer tap set in wood block effect work surface. Central 'island' with induction hob and range of fitted cupboards. Fitted twin electric oven. Excellent range of base, wall, larder and glazed display cupboards. Extractor hood. Stone tiled floor. Feature stone surround fireplace to living area with multi fuel stove. Patio doors to rear providing wonderful views. Radiator.

ANOTHER ROOM ASPECT.



A FURTHER ROOM VIEW



UTILITY ROOM



14'5" x 6'5"

Single drainer stainless steel sink unit with chrome mixer tap. Plumbing for automatic washing machine and dishwasher. Stable style rear door. Fitted cupboards. Stone tiled floor. Radiator

FAMILY ROOM



19'8" x 18'10"

Fitted bar area with display shelves. 2 radiators.

ANOTHER ROOM ASPECT..



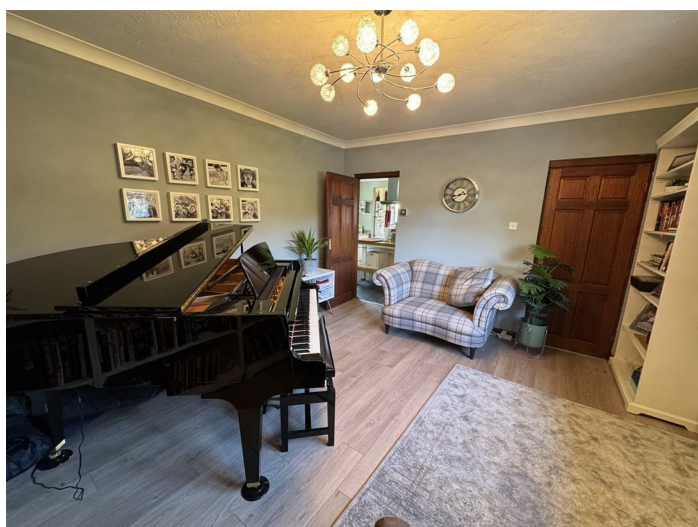
DINING ROOM/BEDROOM



14'6" x 12'10"

Wood effect floor. Radiator

ANOTHER ROOM ASPECT...



LOUNGE



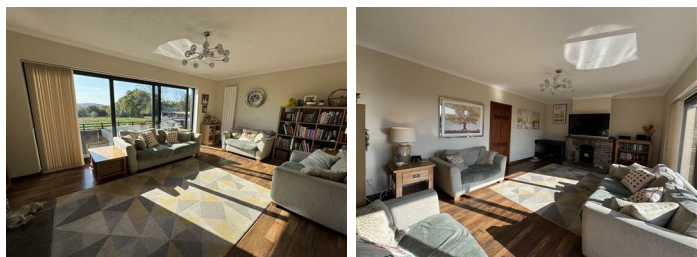
18'5" x 12'11"

Feature fireplace with multi fuel stove on stone hearth. Large patio doors to rear with fabulous views. Oak effect floor. Designer radiator.

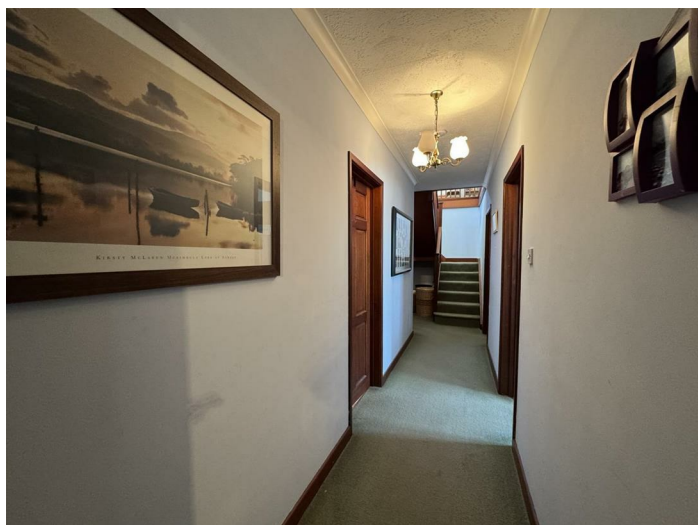
ANOTHER ROOM ASPECT....



A FURTHER ROOM VIEW.

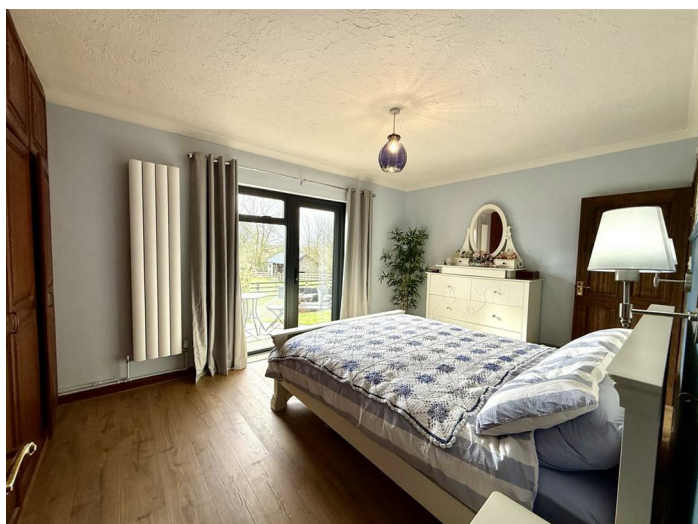


INNER HALL



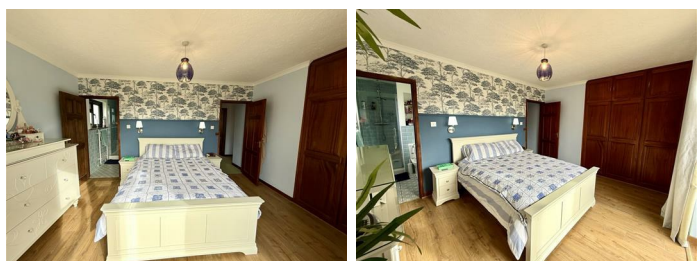
26'3" x 5'10" max (3'7" min)
Hardwood staircase to galleried landing.

MAIN BEDROOM

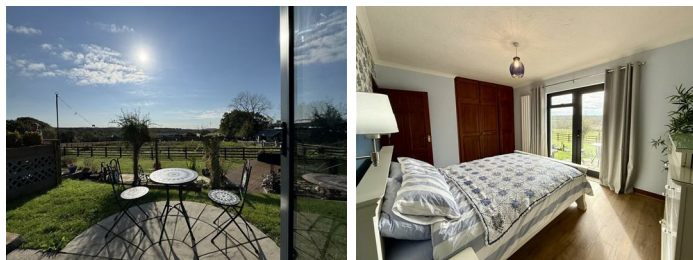


14'4" x 10'10"
French doors to rear patio. Fitted wardrobes. Designer radiator.

ANOTHER ROOM ASPECT.....



A VIEW FROM THIS ROOM

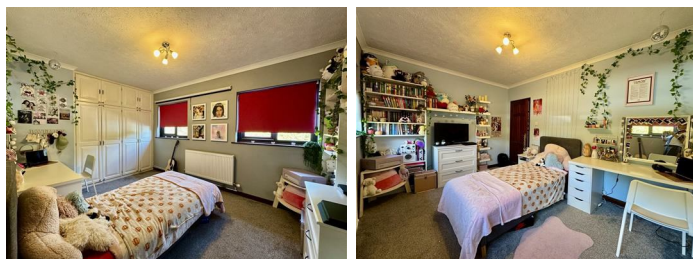


EN SUITE SHOWER ROOM



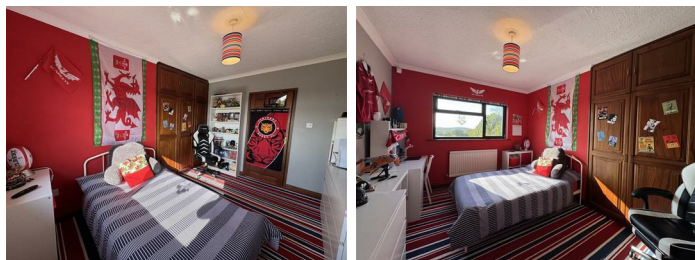
A newly fitted room with shower in hand basin. Hand basin and low level WC. Radiator.

BEDROOM



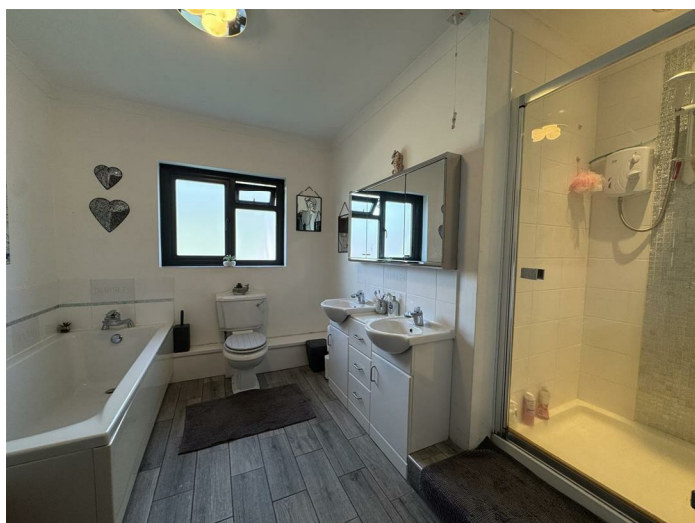
13'1" x 9'10"
Fitted wardrobes. Radiator

BEDROOM



13'1" x 9'9"
Fitted wardrobes. Radiator

BATHROOM



9'10" x 7'11"
Panelled bath in tiled surround with mixer tap. Twin hand basins with chrome mixer taps. Low level WC. Triton Seville shower in tiled and glazed cubicle. Tiled floor. Radiator.

FIRST FLOOR



GAMES/LIVING ROOM

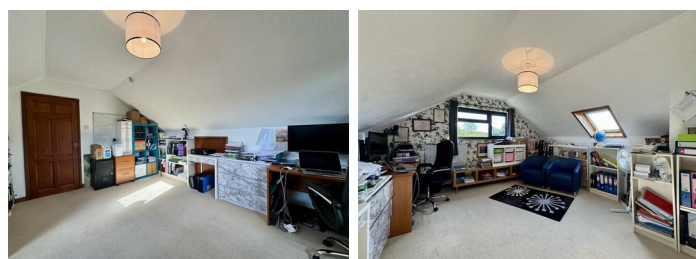


44'7" x 13'9"
3 Ceiling skylights. Access to eaves cupboards. 2 Radiators.

A FURTHER ROOM VIEW..



BEDROOM/OFFICE



16'1" x 13'9"
Ceiling skylight. Access to spacious loft storage room. Radiator

OUTSIDE



The property is approached through an impressive entrance that leads to a level courtyard that provides ample parking space.

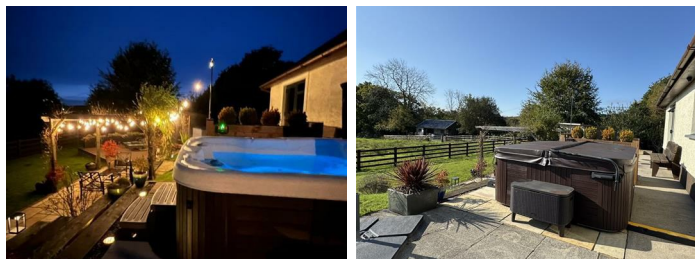
SIDE GARDEN

With Garden/General purpose store shed.

REAR GARDEN

A wonderful rear garden area which has been beautifully landscaped to provide a superb outdoor living area with paved and decked patios leading down to the Summer house.

HOT TUB



SUMMERHOUSE



A well appointed room opening onto a further paved patio commanding beautiful views over the land to the hillsides beyond.

GREENHOUSE



LAND



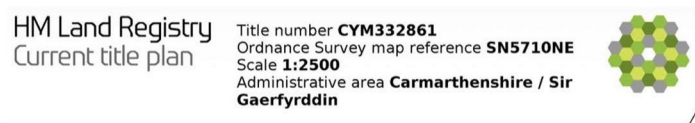
Extends to some 7 acres or thereabouts of level pasture and amenity land which is subject to a SSSI agreement

STABLE BLOCK

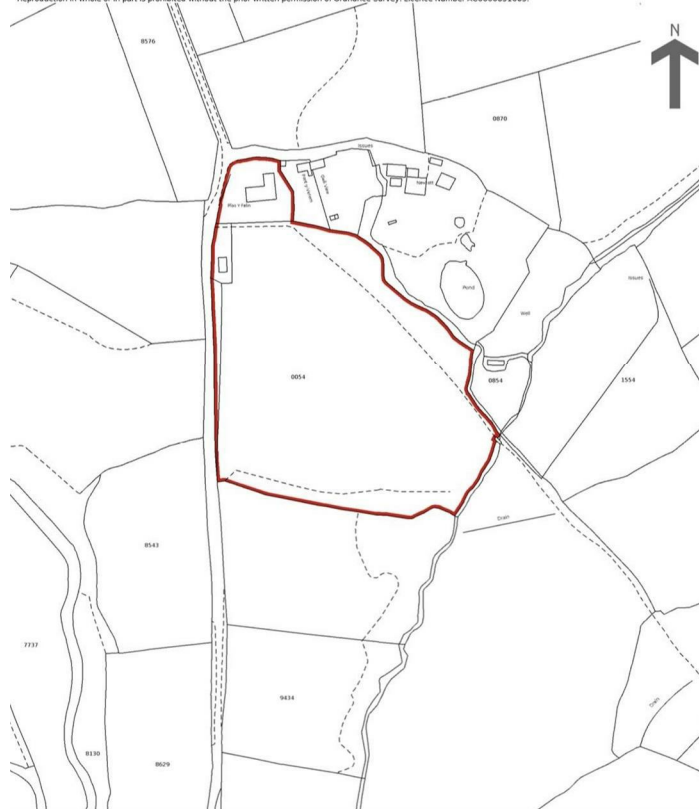


With 2 loose boxes and tack room

SERVICES



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We are advised that the property is connected to mains electric and water. Private drainage

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

COUNCIL TAX



We are advised that the property is in Band F

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** A photographic ID, such as current passport or UK driving licence **EVIDENCE OF ADDRESS:** A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING

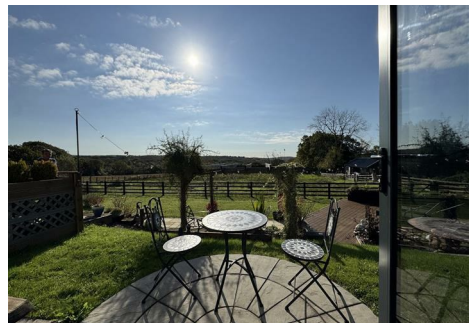
By appointment with Morgan Carpenter 01558 821269

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Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Pias Y Felin Ground Floor

