



Cathargoed Uchaf Golden Grove, Carmarthen, Carmarthenshire, SA32

Offers In The Region Of £1,700,000

An outstanding opportunity arises to acquire a wonderful lifestyle holiday complex set in fabulous secluded yet convenient location on the fringe of the popular village of Golden Grove commanding magnificent views over a vast expanse of countryside towards the Black Mountain and Betws Mountain range.

Built to exacting standards the principal farmhouse sits in a elevated position on the homestead overlooking the 3 luxurious holiday cottages and standing in beautiful landscaped grounds of approximately 5 acres with stables and general purpose building. The main house was rebuilt some years ago and provides the

Cathargoed Uchaf Golden Grove, Carmarthen SA32 8LY

following versatile accommodation: Reception Hall; Cloakroom; Office; Shower Room; Lounge with feature fireplace; Superbly fitted Kitchen/Living Room; Sitting Room; Utility Room; Galleried landing with attractive oak staircase; Main Bedroom with en suite and Dressing Room; 3 further Double Bedrooms and Bathroom. 2 Attic Rooms. Biomass heating system system. Double glazing. There is one detached two bedroom cottage together with a pair of two bedroom cottages set in fabulous grounds all of which are hugely successful. Laundry Room. Plant room. Garaging and ancillary buildings. Viewing highly recommended



Council Tax Band: G



MAIN HOUSE

RECEPTION HALL

31'0" x 5'9"(9'8")
Impressive oak stairs to first floor. Access to under stairs cupboard. Oak floor with underfloor heating. Ceiling downlighting.

CLOAKROOM

8'7" x 7'6"
Cloaks rail. Limestone tiled floor with underfloor heating. Ceiling downlighting.

SHOWER ROOM

9'5" x 4'4"
Shower in tiled and glazed cubicle. Hand basin with chrome mixer tap on vanity. Low level W.C. Illuminated vanity mirror and socket. Wood effect tiled floor. Chrome towel heater.

OFFICE

9'7" x 8'8"
Ceiling downlighting. Oak floor with underfloor heating.

LOUNGE

17'8" x 14'11"
Contura multfuel stove on slate hearth. French doors to large paved patio. Oak floor with underfloor heating.

ANOTHER ROOM ASPECT

SNUG

12'1" 9'6"
Oak floor with underfloor heating. Ceiling downlighting. Open plan to kitchen/living room

ANOTHER ROOM ASPECT.

KITCHEN/LIVING ROOM

30'3" x 14'4"
1 1/2 bowl stainless steel sink unit with chrome mixer tap and drinking water tap set in granite work surface with tiled surround..Fitted oak base and wall cupboards. Integrated AEG microwave; Bosch dishwasher; Aga dual fuel gas range with extractor hood above. Larder cupboards. Central island with granite breakfast bar. French doors on two elevations to patio. Ceiling downlighting. Stable style door to side elevation. Limestone tiled floor with underfloor.

ANOTHER ROOM ASPECT..

A FURTHER ROOM VIEW

UTILITY ROOM

9'5" x 7'3"
Twin bowl stainless steel sink unit with mixer tap. Plumbing for washing machine.

FIRST FLOOR

LANDING

12'2" x 9'8"
Vaulted ceiling with skylights. Attractive oak balustrade.

MAIN BEDROOM

21'1" x 14'4"
Ceiling downlighting. Underfloor heating.

ANOTHER ROOM ASPECT...

DRESSING ROOM

9'0" x 7'5"
With fitted wardrobes. Ceiling downlighting.

EN SUITE

8'7" x 8'4"
Panelled bath with mixer tap. Hand basin with mixer tap on vanity. Low level W.C. Shower in tiled and glazed cubicle. Part tiled limestone floor and walls. Illuminated mirror and vanity socket. Ceiling downlighting. Underfloor heating. Chrome towel heater.

BEDROOM

17'9" x 15'0" (max)
Ceiling downlighting. Underfloor heating. Fabulous views.

ANOTHER ROOM ASPECT....

BEDROOM

16'5" x 14'11"
Ceiling downlighting. Underfloor heating.

BEDROOM

14'2" x 9'7"
Ceiling downlighting. Underfloor heating.

BATHROOM

10'6" x 9'5"
Free standing slipper style bath with shower mixer tap. Twin hand basin with mixer tap on vanity. Shower in tiled and glazed cubicle. Illuminated mirror and vanity socket. Limestone part tiled walls and floor with underfloor heating. Ceiling downlighting. Chrome towel heater.

WALK IN AIRING CUPBOARD

With hot water system and fitted shelves.

SECOND FLOOR

ATTIC ROOM

17'11" x 14'4"
Oak floor.

INNER HALL

12'10" x 4'11"
Oak floor.

ATTIC ROOM

17'11" x 17'8"
2 ceiling skylights. Oak floor.

SEWIN COTTAGE

RECEPTION HALL

11'1" 4'11"
Built in boiler and cloaks cupboard which houses the Grant oil fired boiler. Wood effect floor. Access to attic. Radiator.

KITCHEN/LIVING ROOM

28'5" x 14'2"
Single drainer stainless steel sink unit with mixer tap set in Corian work surface. Ceramic hob and electric oven with extractor hood above. Integrated fridge, freezer and dishwasher. Fitted range of base and wall cupboards. Wood effect floor with underfloor heating. Access to attic. Patio doors from conservatory area to south facing patio providing fabulous views.

ANOTHER ROOM ASPECT.....

A FURTHER ROOM VIEW.

BEDROOM

18'5" x 17'3" (max)
Wood effect floor with underfloor heating. French doors to patio with beautiful views.

EN SUITE

8'2" x 5'7"
Shower in glazed and panelled cubicle. Hand basin with mixer tap on vanity cupboard. Low level WC. Wood effect floor with underfloor heating. Chrome towel heater.

BEDROOM

22'0" x 13'3"
French doors on two elevations providing wonderful views. Wood effect floor with underfloor heating.

EN SUITE

11'2" x 8'0"
Shower in glazed and panelled cubicle. Hand basin with mixer tap on vanity. Lower level WC. Limestone tiled floor. Chrome towel heater

GWENNOL COTTAGE

LOUNGE

14'10" x 9'4"
Decorative fireplace. Patio doors to front elevation and glazed door to side elevation. Open stairs to first floor. Oak floor. Ceiling downlighting. Radiator.

KITCHEN/LIVING ROOM

10'11" x 10'11"
1 1/2 bowl stainless steel sink unit with mixer tap set in granite work surface. Hotpoint ceramic hob and oven with extractor hood above. Integrated fridge, freezer and dishwasher. Stone effect tiled floor. Stable style door to front elevation. Radiator.

BEDROOM

11'8" x 11'1"
Wood effect floor. Radiator

EN SUITE

7'10" x 5'7"
Walk in shower with glazed and panelled surround. Pedestal hand basin with mixer tap. Low level WC. Limestone tiled floor. Chrome towel heater.

FIRST FLOOR.

LANDING

15'5" x 6'3"
Attractive pointed stone wall. Balustrade. 2 skylights.

BEDROOM

15'8" x 12'9"
Ceiling skylight. Radiator

DRESSING AREA

EN SUITE

6'7" x 5'9"
Shower in glazed and panelled cubicle. Pedestal hand basin with mixer tap. Low level WC. Limestone tiled floor. Chrome towel heater.

BARCUD COTTAGE

KITCHEN/LIVING ROOM

11'1" x 10'3"
1 1/2 bowl stainless steel sink unit with mixer tap set in granite work surface. Hotpoint ceramic hob and electric oven in tiled surround with stainless steel extractor hood above. Integrated fridge, freezer and dishwasher. Fitted range of oak base and wall cupboards. Limestone tiled floor. Stable style door. Radiator.

LOUNGE

14'9" x 9'3"
Patio door with fabulous views. Attractive area pointed stone wall. Ceiling downlighting. Stairs to first floor. Oak floor. Radiator.

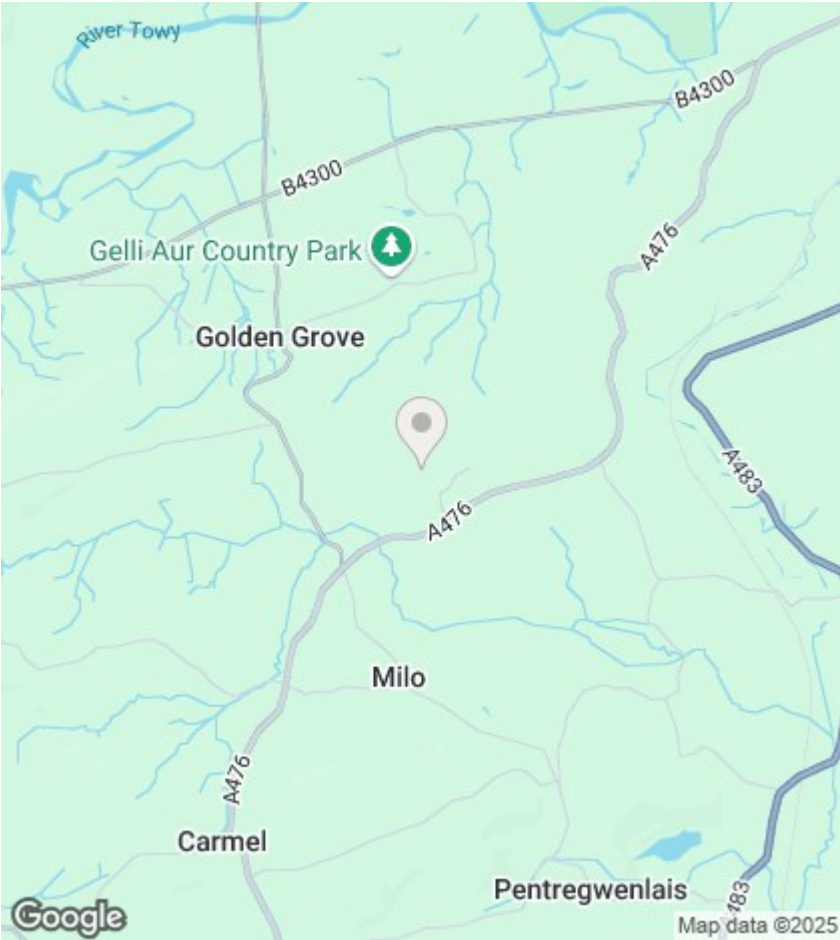
BEDROOM

11'8" x 11'1"
Wood effect floor. Radiator.

EN SUITE

7'10" x 5'8"
Shower in tiled and panelled cubicle. Pedestal hand basin with chrome mixer tap and tiled splash back. Illuminated mirror and vanity socket. Low level WC. Limestone tiled floor. Chrome towel heater.

FIRST FLOOR..



Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	75	
(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	