Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
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Est. 1998

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Dolawel Pentrecwrt, Llandysul, SA44 5DG

Offers In The Region Of £275,000

- ATTRACTIVE INDIVIDUALLY BUILT DETACHED HOUSE.
- LARGE ESTABLISHED LEVEL PRIVATE GARDEN.
- 1 MILE A484 NEWCASTLE EMLYN ROAD AND PETROL FILLING STATION/SHOP AT SARON AND PRIMARY SCHOOL.
- 14 MILES NORTH OF CARMARTHEN.
- IN NEED OF COMPLETE MODERNISATION.
- SUNNY SOUTH FACING REAR GARDEN ABUTTING FARMLAND.
- 3 MILES LLANDYSUL. 6 MILES NEWCASTLE EMLYN.
- WALKING DISTANCE BUS ROUTE.
- 3 BEDROOMS. 2 LIVING ROOMS. 2 WC's.
- JUST OFF TEIFI RIVER VALLEY. SET BACK OFF THE ROAD.
- FIRST TIME ON THE MARKET SINCE THE EARLY 1970'S. NO FORWARD CHAIN.
- PARTIAL DOUBLE GLAZING.

Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424

sales@geraldvaughan.co.uk

Dolawel , Llandysul SA44 5DG

A most conveniently situated traditionally built (late 1950's) 'L' shaped 3 BEDROOMED/2 RECEPTION ROOMED DETACHED HOUSE having an attractive part brick facade that is in need of complete modernisation situated set slightly back off and above a Class III council maintained road just off the A486 Saron to Newquay Road (regular bus route) on the periphery of the village community of Pentrecwrt amidst the Seidi River Valley just off the beautiful Teifi River Valley, within 1 mile of the A484 Carmarthen to Newcastle Emlyn road and 'Bargoed Convenience Store/Petrol Filling Station' at Saron, is within 1.25 miles of 'Brynsaron Primary School', is within 2 miles of the convenience store at Pontwelly, is within 3 miles of the local facilities and service at the centre of Llandysul, is within 6 miles of Newcastle Emlyn, is within 10.5 miles of the A487 Cardigan to Aberystwyth coastal road and the property is located some 14 miles north of the County and Market town of Carmarthen. The town of Cardigan being 16 miles distant and the property enjoys ease of access to the beautiful and varied Ceredigion Coastline.

3 1 2

Council Tax Band: E





CANOPIED ENTRANCE PORCH
with oak boarded door and opaque glazed side screen to

RECEPTION HALL
9'10" x 7'4" overall
with telephone point. Wall mounted electric heater - NOT TESTED. Staircase to First Floor. Opaque single glazed window. 1 Power point.

SEPARATE WC
with cloak hooks. 2 Piece coloured suite comprising pedestal wash hand basin with tiled splashback and WC. Opaque single glazed window.

LIVING ROOM
13'11" x 12'5"
with 2 power points. PVCu double glazed picture window to fore. Feature fireplace. Wall mounted electric heater - NOT WORKING. Sliding double doors to

DINING ROOM
12'5" x 10'4"
with PVCu double glazed window overlooking the rear garden. Serving hatch to the Kitchen. 1 Power point.

KITCHEN
10'3" x 9'2"
plus recess and built-in cupboard off to the side of the former fireplace with tiled surround. Range of base kitchen units incorporating a double drainer sink unit. 2 Power points. PVCu double glazed window to rear. Wall mounted electric heater - NOT TESTED. Water stop tap.

WALK-IN PANTRY OFF
with fitted shelving. Opaque single glazed window. 1 Power point.

SIDE HALL
with PVCu part double glazed door to side. Electric meter.

STORE CUPBOARD OFF
with opaque single glazed window. Boarded door.

FIRST FLOOR - 8' Ceiling Heights

SPACIOUS LANDING
11'0" x 7'4"
with PVCu double glazed picture window with a view. Wall mounted electric heater - NOT TESTED. Access to loft space.

REAR BEDROOM 1
9'3" x 8'3"
with PVCu double glazed window with a rural view. 2 Power points.

BATHROOM
9'3" x 5'2"
plus fitted wall-to-wall/floor-to-ceiling AIRING/LINEN CUPBOARD with slatted shelving. Exposed boarded floor. PVCu opaque double glazed window. Part tiled walls. 3 Piece coloured suite comprising WC, pedestal wash hand basin and panelled bath.

REAR BEDROOM 2
12'11" x 12'4"
with PVCu double glazed window with a rural view. 1 Power point.

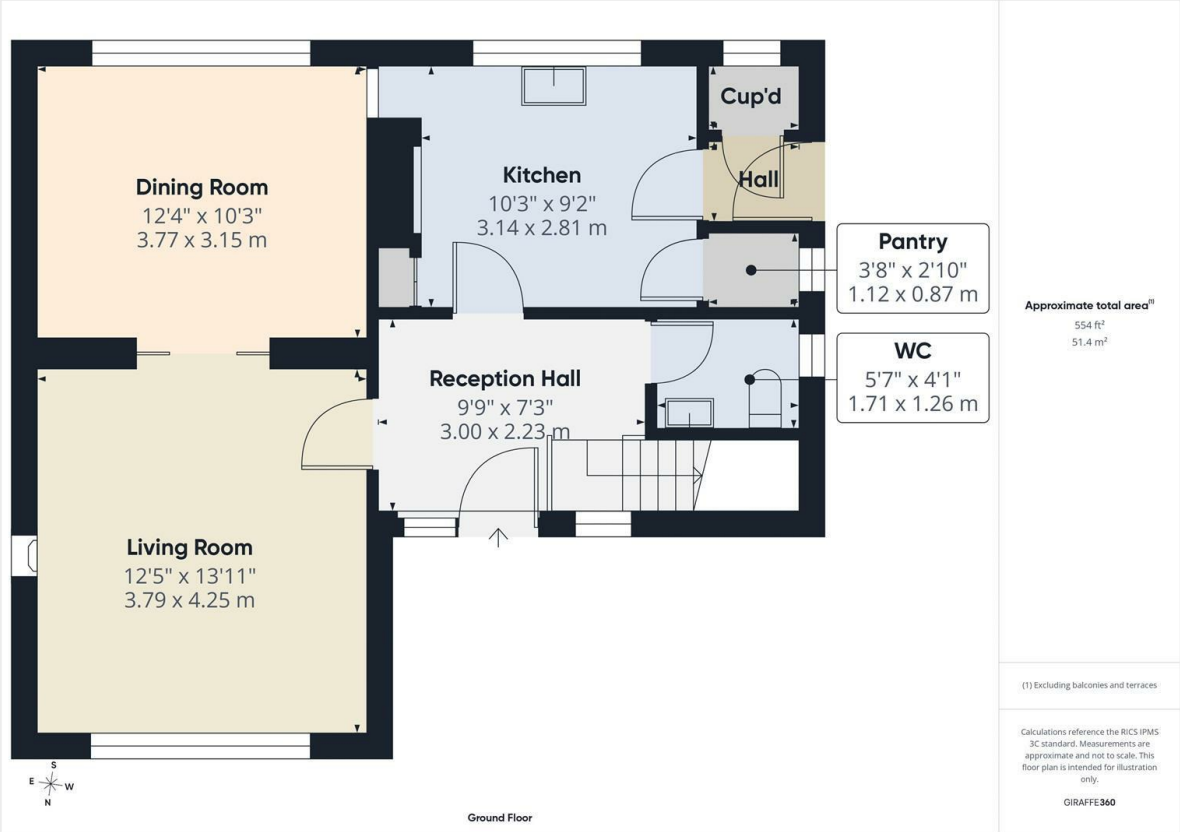
FRONT BEDROOM 3
12'5" x 11'11"
with exposed boarded floor. PVCu double glazed window. 1 Power point.

EXTERNALLY
The dwelling occupies mature established level mainly lawned gardens that extend to just under a quarter of an acre that incorporate a brick pillared/walled double gated tarmacadamed entrance drive that leads to the front and side of the house and provides ample private car parking. Front lawned garden. Side lawned garden with apple trees. To the other side of the entrance drive lies a lawned garden area with ornamental shrubs. There is immediately to the rear a lawned area with concreted patio with beyond a lawned garden with mature trees/shrubs that abuts farmland. OUTSIDE LIGHT AND WATER TAP.

GARAGE
22'11" x 11'0"
with up-and-over garage door. Personal door. PVCu double glazed window. Power and lighting - NOT TESTED.

ADJOINING FORMER FUEL STORE
7'8" x 6'3"

STORE/GARDEN SHED
6'4" x 3'11"





Directions

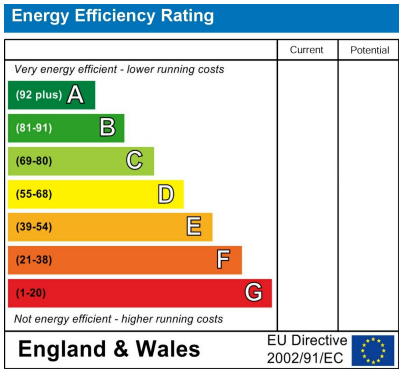
From the centre of Pentrecwrt turn right off the A486 opposite and just after the 'Black Horse Public House' signposted 'Derw Mill Furniture Maker' and continue a short distance along this road and the property will be found on your right hand side at the top of a 'rise' in the road.

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

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