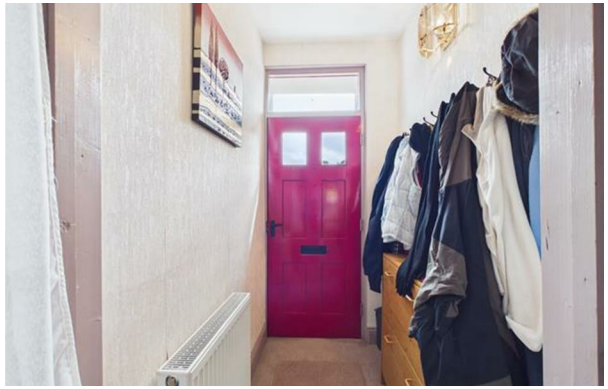






Min yr Afon Abergorlech, Carmarthen, SA32 7SN

Offers In The Region Of £280,000

- VERY WELL PRESENTED SEMI-DETACHED HOUSE.
- PVCu DOUBLE GLAZED WINDOWS.
- UPPER REACHES OF BEAUTIFUL COTHI RIVER VALLEY.
- 16.5 MILES NORTH EAST OF CARMARTHEN.
- OVERLOOKING RIVER COTHI.
- APPROX. 25 METRES SINGLE BANK FISHING.
- 11 MILES LLANYBYDDER AND NANTGAREDIG. 11.5 MILES NORTH OF LLANDEILO.
- LANDSCAPED REAR GARDEN.
- 3 BEDROOMS. OIL C/H.
- DELIGHTFUL LANDSCAPED GARDEN ON THE OPPOSITE SIDE OF THE ROAD THAT RUNS DOWN TO THE RIVER COTHI AND WHICH WAS THE SITE OF A FORMER CORN MILL.
- TASTEFULLY MODERNISED AND UPDATED SINCE 2003.
- SMALL RURAL VILLAGE.

Min yr Afon , Carmarthen SA32 7SN

A conveniently situated very well presented and maintained traditionally built (1880/1900) 'L' shaped single fronted 3 BEDROOMED SEMI-DETACHED HOUSE that has been modernised and updated by the seller since 2003 situated enjoying a sunny south facing position, fronting onto the B4310 'Nantgaredig to Llansawel' Road (Abergorlech Road) at the centre of the rural village community of Abergorlech that offers a Public House and which is located in the heart of the Welsh countryside amidst the upper reaches of the beautiful Cothi river valley bordering the Brechfa Forest that offers a wealth of nature trails and located within 3 miles of the village of Llansawel and B4337 'Talley to Llanybydder' Road, is within 4.5 miles of the village of Brechfa that offers Public Houses/Restaurant and a Community Shop, is located some 11 miles north of the A40 trunk road at Nantgaredig, is situated 11 miles south of the town of Llanybydder, is located within 12 miles of the Tywi valley town of Llandeilo, is within 12 miles of Lampeter and the property is located some 16 miles north east of the County and Market town of Carmarthen.

3 1 1

Council Tax Band: D





VESTIBULE HALL
5'5" x 3'10"
with radiator. Panelled/glazed entrance door. Wall light. Radiator. Glazed/panelled door to

LIVING/DINING ROOM
20'7" x 16'5" overall
formerly two rooms with staircase to first floor. PVCu double glazed window to fore with a view. Double aspect. PVCu double glazed window to rear. Feature beamed ceiling. Picture rail. 2 Radiators. 15 Power points. TV and telephone points. 3 Lamp plug points. Feature fireplace with slate effect tiled hearth incorporating a multi-fuel roomheater. C/h timer control. Understairs storage area. Glazed/panelled door to

FITTED KITCHEN
12'1" x 9'2"
with ceramic tiled floor. Radiator. Double aspect. 2 PVCu double glazed windows. PVCu part double glazed door to rear. Recessed downlighting. Plumbing for washing machine. 7' 7" (2.31m) Ceiling height. Range of fitted base and eye level kitchen units with upstand to match the worksurface incorporating a 'Neff' L.P. gas hob, 'Neff' electric oven, cooker hood, sink unit, integrated 'Bosch' fridge, 'AEG' 'Frostmatic' freezer and glazed display unit. 7 Power points plus fused point.

FIRST FLOOR -
7' 10" and 6' 9" (2.39m and 2.06m) ceiling heights.

HALF LANDING

REAR LANDING
with fitted floor to ceiling AIRING/LINEN CUPBOARD off.

SEPARATE WC
with ceramic tiled floor. Radiator. PVCu opaque double glazed window. Part tiled walls. WC in white. Fitted shelf.

BATHROOM
9'10" x 5'1"
with ceramic tiled floor. PVCu opaque double glazed window. Part tiled walls. Smooth skimmed sloping ceiling. Radiator. 2 Piece suite in white comprising wash hand basin with fitted storage cupboard beneath and enamelled bath tub with plumbed-in shower over and shower screen.

FRONT LANDING
with 1 power point. Radiator. Access via retractable loft ladder to a partly boarded attic space with electric light.

REAR BEDROOM 1
11'1" x 9'1"
with boarded effect flooring. Radiator. PVCu double glazed window overlooking the rear garden. 4 Power points.

FRONT BEDROOM 2
with boarded effect flooring. Decorative coving. Radiator. PVCu double glazed window overlooking the Cothi river and surrounding farmland. TV point. 6 Power points.

FRONT BEDROOM 3
7'7" x 7'5"
with 4 power points. Boarded effect flooring. Fitted shelving. Radiator. PVCu double glazed window overlooking the river Cothi and surrounding farmland. This room is presently utilised as a Study/Home Office.

EXTERNALLY
Car parking on opposite side of the road. Walled/railed/gated concreted forecourt. Side gated concreted 4' 9" (1.45m) wide path that leads to a rear concreted courtyard off the kitchen that has steps leading up to an established landscaped rear well stocked lawned garden with ornamental shrubs, herbaceous borders and a decked sun terrace. The rear garden extends for a depth of approximately 80' (24.38m) and enjoys a private sunny position, a good degree of privacy and views over the surrounding countryside. OIL STORAGE TANK. OUTSIDE LIGHT and WATER TAP.

OUTSIDE UTILITY ROOM
4'11" x 4'9"
with insulated roof. 'Worcester' oil fired central heating boiler. PVCu double glazed window. 2 Power points.

SUMMER HOUSE
9'6" x 9'4"
with double door access.

GREENHOUSE
12'0" x 8'0"
on solid base.

GARDEN STORE SHED
7'8" x 5'8"

ON THE OPPOSITE SIDE OF THE ROAD
there is a gated access to a further landscaped garden and amenity area which was formerly the site of the Corn Mill that is mainly laid to lawn having dry stone walling and which runs down to the river Cothi where there is 25 metres (82.02ft) of single bank fishing. LOG STORE.





Directions

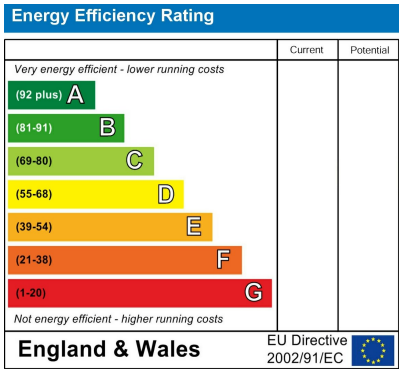
From Carmarthen take the A40 trunk road east for Llandeilo and at the 'square' in Nantgaredig turn left for Brechfa/Llansawel/Abergorlech - B4310 signposted. Travel through the village of Brechfa, hamlet of Nant y Ffin and on entering Abergorlech the property will be found on the left hand side just before the stone parapet walled river bridge and Black Lion PH.

Viewings

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

Council Tax Band

D



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