

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **COUNTRY BUNGALOW IN 4 ACRES.**
- **LARGE KITCHEN/BREAKFAST/LIVING ROOM.**
- **SOUTH FACING VERANDA WITH VIEWS.**
- **GENTLY SLOPING TO SLOPING LAND WITH EXCELLENT ROAD FRONTAGE.**
- **DECEPTIVELY LARGE SPLIT-LEVEL ACCOMMODATION.**
- **4 BEDROOMS. 2 BATHROOMS. 3 WC'S.**
- **SCOPE TO CREATE A GRANNY FLAT AT THE LOWER GROUND FLOOR-STP.**
- **4 MILES ST. CLEARS TOWN CENTRE AND A40 TRUNK ROAD.**

Dolwenau
Meidrim
Carmarthen SA33 5PJ

£545,000 OIRO
FREEHOLD

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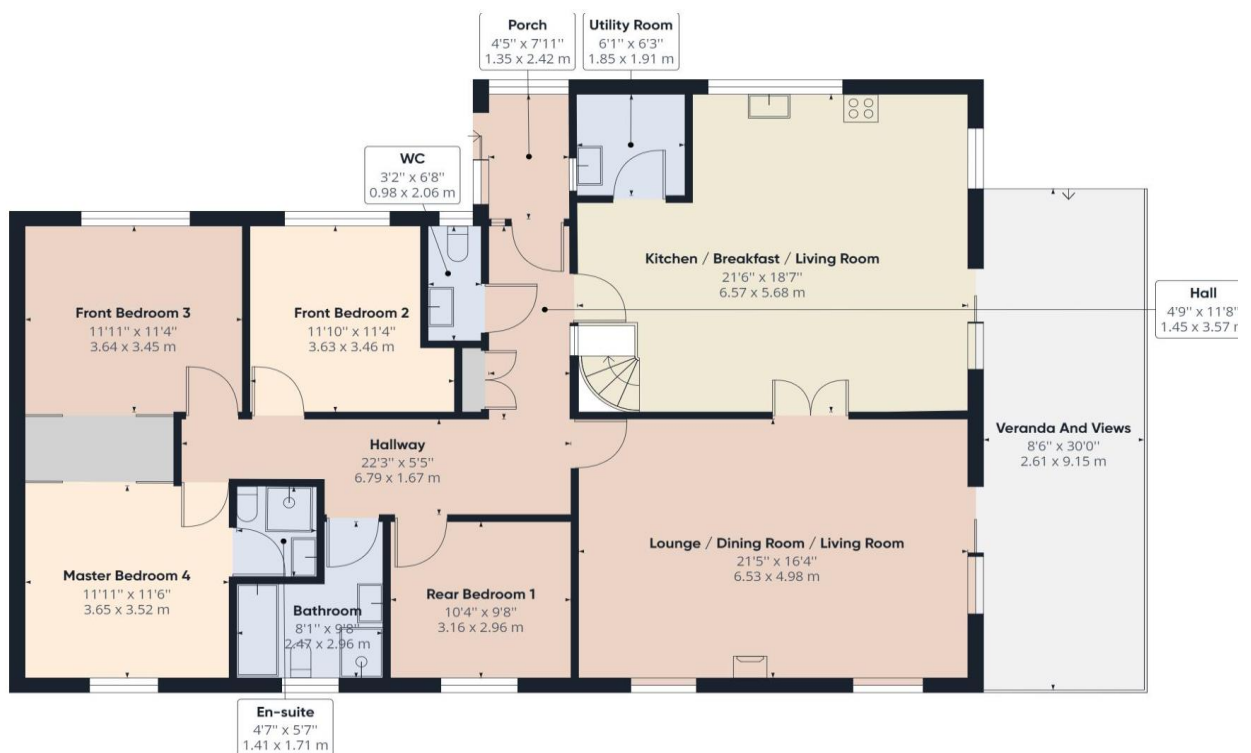
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The Property
Ombudsman

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.



Ground Floor Building 1



Floor 1 Building 1

*A most conveniently situated recently modernised and improved **4 ACRE RESIDENTIAL SMALLHOLDING** comprising a modern **traditionally built** well presented and individually built (circa. 1986) **4 BEDROOMED SPLIT-LEVEL DETACHED BUNGALOW RESIDENCE** having an attractive part reconstituted stone facade and quoins affording **deceptively large light and airy accommodation** with **scope at the Lower Ground Floor level to create a GRANNY FLAT** if so desired and **subject to the necessary consents being obtained** occupying a sunny position with **views** over the surrounding countryside being located fronting onto the **B4299 Meidrim to Trelech road** within **0.75 of a mile of the Public House and Primary School at the centre of the rural village community of Meidrim** which in turn is located some **3.5 miles north** of the range of facilities and services at the town of **St. Clears and A40 trunk road** and is within **9 miles** of the readily available facilities and services including Railway Stations at the **County and Market town of Carmarthen and Market town of Whitland**. The property being ideally located for access to the **Pembrokeshire Coast National Park, Preseli Mountains and the beautiful varied West Wales Coastline.***

NO FORWARD CHAIN.

APPLICANTS MAY BE INTERESTED TO NOTE THAT THE PROPERTY HAS BEEN MODERNISED AND IMPROVED BY THE VENDORS SINCE 2015 TO INCLUDE THE PROVISION OF SOME NEW PVCu DOUBLE GLAZED WINDOWS, NEW CENTRAL HEATING RADIATORS, NEW KITCHEN FITMENTS, NEW BATHROOM AND EN-SUITE FITMENTS, UPDATING OF THE ELECTRICAL WIRING, PROVISION OF A WOOD BURNING STOVE ETC.

FAR REACHING RURAL VIEWS ARE ENJOYED FROM THE PROPERTY.

OIL C/H with thermostatically controlled radiators. **PVCu DOUBLE GLAZED WINDOWS.**

8' 3" CEILING HEIGHTS to the Ground Floor. **SMOOTH SKIMMED CEILINGS.**

THE FITTED CARPETS ARE INCLUDED.

ENTRANCE PORCH 8' 4" x 4' 3" (2.54m x 1.29m) with PVCu sliding double glazed patio door. PVCu double glazed window. T&G boarded ceiling. Glazed door and side screen to

RECEPTION HALL 17' 4" (5.28m) in depth with upright panel radiator. Built-in cloaks cupboard off with double doors. 2 Power points.

SEPARATE WC with tile effect vinyl floor covering. PVCu opaque double glazed window. Radiator. Dado rail. 2 Piece suite in white comprising WC and wash hand basin with fitted cupboard beneath.

FITTED KITCHEN/BREAKFAST/LIVING ROOM 21' 9" x 18' 10" (6.62m x 5.74m) overall 'L' shaped with tile effect vinyl floor covering. Double aspect. 2 Wall light fittings. 2 PVCu double glazed windows - 1 picture. PVCu double glazed sliding patio door to the **Veranda** from which **rural views** are enjoyed. Range of fitted base and eye level kitchen units incorporating a sink unit, L.P. gas hob, electric double oven, breakfast bar and glazed display units. Plumbing for washing machine. 23 Power points. **Spiral staircase** to the Lower Ground Floor. 2 Upright panel radiators. Glazed door to the Reception Hall. Glazed double doors to the Lounge. Door to

UTILITY ROOM 6' 3" x 6' (1.9m x 1.83m) with vent for tumble dryer. Plumbing for washing machine. PVCu double glazed window. 4 Power points. Base unit incorporating a sink unit. Radiator.



LOUNGE/DINING ROOM 21' 10" x 16' 5" (6.65m x 5m) with double aspect. 2 Radiators. 2 PVCu double glazed windows with **rural views**. PVCu double glazed sliding patio door to the **Veranda** from which **far reaching views** are enjoyed. 4 Wall light fittings. 12 Power points. Multi-fuel roomheater to slate hearth. Glazed door to the Hallway.

INNER HALL 17' 4" (5.28m) in length with 2 wall light fittings. Access to loft space. Radiator. 1 Power point. Sun pipe. C/h thermostat control.

REAR BEDROOM 1 10' 4" x 9' 8" (3.15m x 2.94m) with radiator. Fitted shelving. PVCu double glazed window with a **rural view**. This room is presently utilised as a Home Office/Study.

BATHROOM 9' 8" x 8' 1" (2.94m x 2.46m) overall 'L' shaped with radiator. PVCu double glazed window with a rural view. 3 Piece suite in white comprising original cast iron bath with shower attachment, WC and wash hand basin with fitted cupboard beneath. Waterproof panelled shower enclosure with plumbed-in shower over and sliding shower door. Extractor fan.

FRONT BEDROOM 2 11' 4" x 10' 1" (3.45m x 3.07m) plus **recess** suitable for a fitted wardrobe. Radiator. PVCu double glazed window. 6 Power points.

FRONT BEDROOM 3 11' 11" x 11' 4" (3.63m x 3.45m) plus **fitted wall-to-wall/floor-to-ceiling wardrobes** with sliding mirrored doors. Radiator. PVCu double glazed window. 6 Power points.

MASTER BEDROOM 4 12' x 11' 6" (3.65m x 3.5m) plus **fitted wall-to-wall/floor-to-ceiling wardrobes** with sliding mirrored doors. Radiator. PVCu double glazed window to rear with a **far reaching rural view**. 4 Power points. Glazed/panelled door to

EN-SUITE SHOWER ROOM with tile effect vinyl floor covering. Radiator. Extractor fan. 2 Piece suite in white comprising WC and wash hand basin with splashback and fitted cupboard beneath. Waterproof panelled shower enclosure with plumbed-in shower over.

LOWER GROUND FLOOR - approached via a **spiral staircase from the Kitchen**.

HALL with radiator. **Spiral staircase**. Glazed door to

UTILITY ROOM 22' x 16' 4" (6.7m x 4.97m) with sink unit. PVCu double glazed sliding patio door to and overlooking the rear paved sun terrace/garden and from which a rural view is enjoyed. **7' 8" (2.34m) Ceiling height**. Oil fired central heating boiler. PVCu double glazed window with a **view**. **Provision for a Separate WC**. 2 Power points.

FUEL STORE OFF 18' 11" x 6' 10" (5.76m x 2.08m) with a **7' (2.13m) max. ceiling height**. Pre-lagged hot water cylinder.



WORKSHOP 19' x 15' 5" (5.79m x 4.70m) with glazed door to the Utility Room. **6' 10"** (2.08m) **Ceiling height**. PVCu double glazed double 'French' doors to and overlooking the rear garden. 6 Power points.

2 STORE ROOMS OFF with **limited headroom**.

EXTERNALLY

Electronically operated double gated tarmacadamed entrance drive providing ample private car parking and turning. Close boarded fenced lawned front garden with ornamental shrubs and herbaceous borders. There is to one side of the garage an Orchard with kitchen garden. To the other side of the bungalow is a **Veranda** measuring **30' x 8' 6"** (9.14m x 2.59m) that offers **far reaching rural views over the surrounding countryside and beyond** with beyond a side lawned garden interspersed with ornamental trees/shrubs. Sunny south facing rear lawned garden with paved sun terrace. **From the side and rear gardens rural views are enjoyed**. **OUTSIDE LIGHT. 3 WATER TAPS. OIL STORAGE TANK. 2 No. GREENHOUSES - both** with water connected. **CHICKEN COOP AND ENCLOSED RUN**.

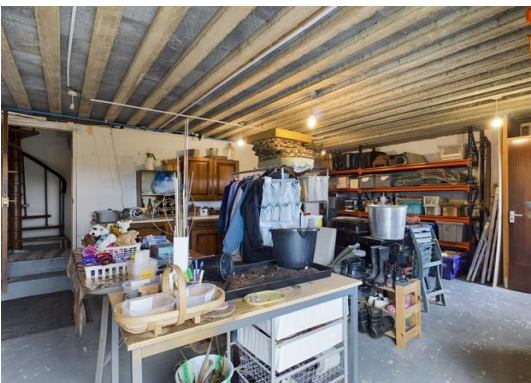
DETACHED DOUBLE GARAGE 24' 6" x 19' 8" (7.46m x 5.99m) of cavity concrete block construction. Concrete floor. **Electronically** operated up-and-over garage door. Personal door. 10 Power points.

GARAGE No 2 18' 11" x 12' 8" (5.76m x 3.86m) **suitable for the parking of a Motorhome**. Timber framed. Personal door. **Electronically** operated roller door. 4 Power points.

THE LAND

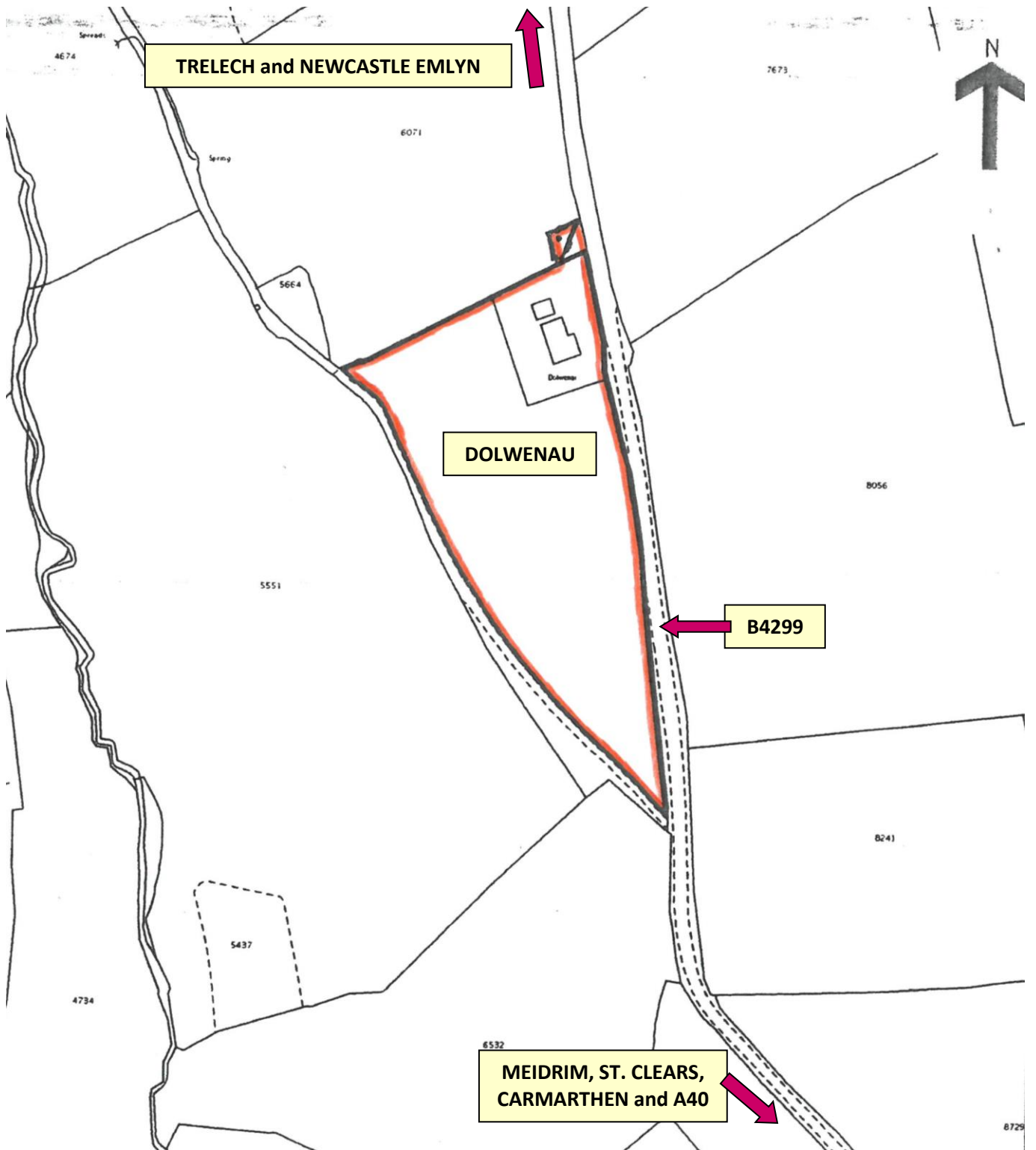
The land enjoys excellent frontage to the Trelech Road, is in one enclosure affording gently sloping to sloping pasture.



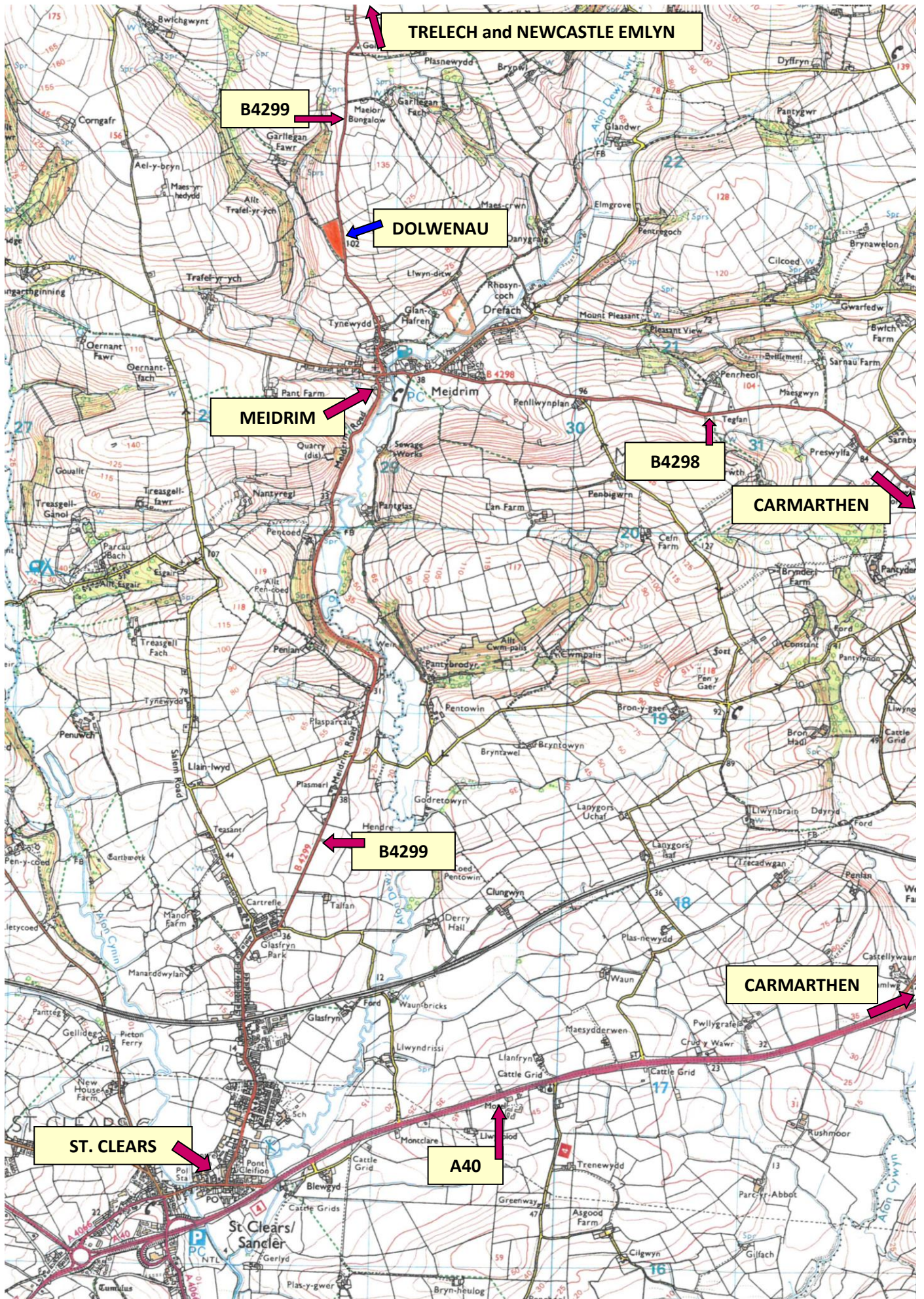








THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY



DIRECTIONS: - Meidrim can be approached from the **Carmarthen and St. Clears** directions. From the **centre of Meidrim** take the **B4299 Trelech road** travelling for approximately **0.75 of a mile** and the **entrance** to the property will be found on the **left hand side**.

ENERGY EFFICIENCY RATING: - D (60).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0288-2850-6893-9175-7965.

SERVICES: - Mains electricity. Private water (two bore holes). Private drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: – BAND E 2023/24 = £2,261.30p. *Oral enquiry only.*

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

31.12.2023 - REF: 6247