

Sales & Lettings of
Residential, Rural
& Commercial
Properties



Valuers
Land Agents
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Est. 1998

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- **FIRST TIME ON THE MARKET SINCE 1998.**
- **THIRD ACRE APPROX. GARDENS.**
- **MANY CHARACTER FEATURES.**
- **4 BEDROOMS. 2 BATHROOMS/WC's.**
- **SUNNY SOUTH FACING POSITION OVERLOOKING SMALL RIVER VALLEY.**
- **DETACHED COUNTRY COTTAGE WITH SELF-CONTAINED ANNEXE.**
- **TASTEFULLY AND SYMPATHETICALLY REFURBISHED AND UPDATED SINCE 1998.**
- **OIL C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **4 MILES ST. CLEARS TOWN CENTRE. 8 MILES CARMARTHEN TOWN CENTRE.**

Pleasant View
Meidrim
Carmarthen SA33 5QA

£395,000 OIRO
FREEHOLD

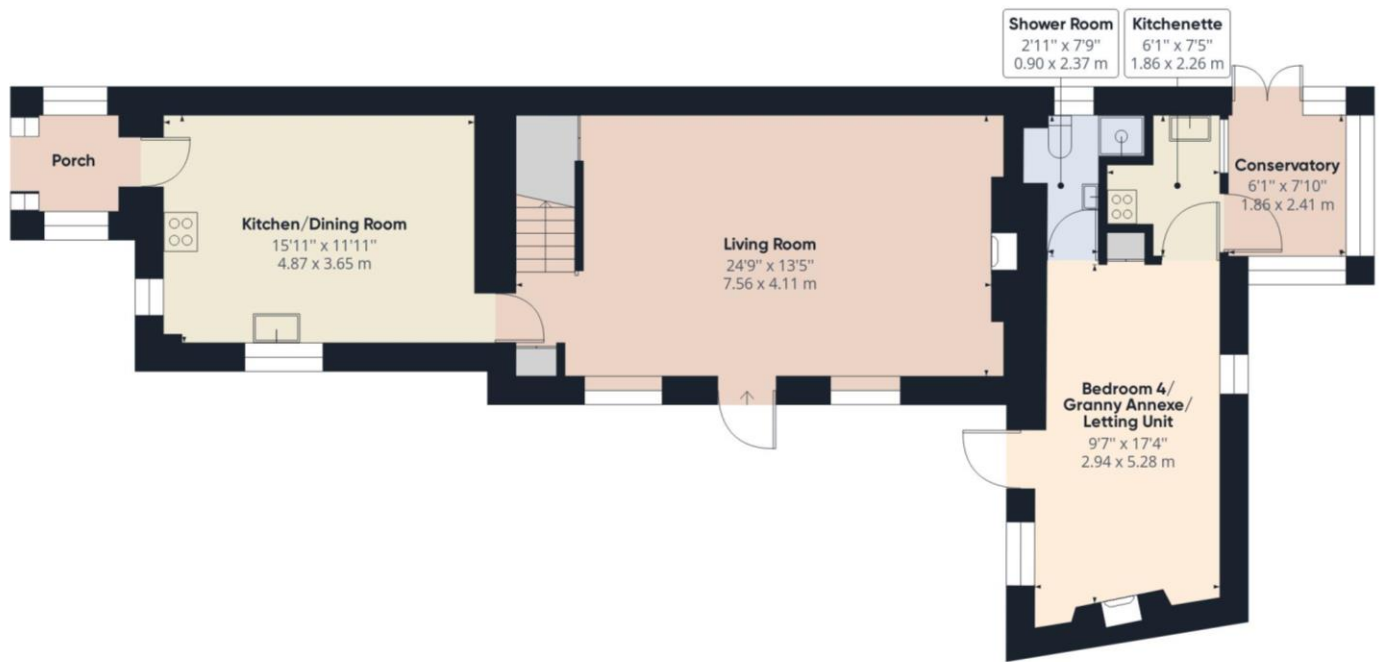
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Ground Floor



Floor 1

ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the [EPC Register Website](#) and by inserting the following **Certificate No:** -

SERVICES: - Mains electricity and water. Private Well water also available. 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.

Set amidst the countryside fronting onto a quiet Class III council maintained road overlooking a small river valley enjoying the **peace and tranquillity of a rural setting** and comprising an attractive conveniently situated **tastefully and sympathetically refurbished and updated 3 BEDROOMED DETACHED COUNTRY COTTAGE** (mid 19th Century) with attractive stone elevations affording a wealth of charm and character with an **adjoining self-contained 1 BEDROOMED ANNEXE** having a **Shower Room, Kitchenette and Conservatory** set **occupying approximately a THIRD OF AN ACRE** enjoying a sunny southerly aspect being situated set slightly back off and above the road within 1 miles of the **Primary School and Public House at the centre of Meidrim**, is within 3.5 miles of the **Shop, Primary School and 'Werndale' Private Hospital at Bancyfelin**, is within 4 miles of the **A40 Carmarthen to St. Clears dual carriageway and town of St. Clears** that offers a good range of local facilities, is located within 7.5 miles of **'Carmarthen Golf Club'** and is situated within 8.5 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen that also offers a Railway Station.

FIRST TIME ON THE MARKET SINCE 1998. OIL C/H with most radiators thermostatically controlled.

PVCu DOUBLE GLAZED WINDOWS. PINE BOARDED INTERNAL DOORS.

THE FITTED CARPETS ARE INCLUDED.

SIDE ENTRANCE PORCH 5' 2" x 4' 7" (1.57m x 1.4m)

with part single glazed window. Timber framed. PVCu double glazed entrance door to

FITTED KITCHEN/DINING ROOM 16' x 11' 10" (4.87m x 3.6m)

with ceramic tiled floor. TV point. Plumbing for dishwasher and washing machine. Radiator. Part tiled walls. Recessed downlighting to smooth skimmed ceiling. 1 Wall of exposed colourwashed stone. Double aspect. 2 PVCu double glazed windows with views. 8 Power points. Range of fitted base and eye level kitchen units incorporating a sink unit and canopied cooker hood. L.P. gas cooker connection point. Oil fired C/h boiler (2019-new pump 2020). 'Ledge and Brace' pine boarded door to



LIVING ROOM 22' 7" ext. to 26' 2" x 13' 7" (6.88m ext. 7.97m x 4.14m)

with oak boarded effect laminate flooring. Ebonised beamed ceiling. 4 Radiators. 2 USB charger ports. Fitted pine cloaks cupboard. 1 Wall of exposed colourwashed stone. 2 PVCu double glazed windows to fore with views. PVCu double glazed door to fore (2023). TV point. **Feature stone fireplace** with paved hearth incorporating a multi-fuel roomheater (4/5 KW) **installed 2021**. Understairs storage cupboard with radiator and cloak hooks. Staircase to First Floor.



FIRST FLOOR

LANDING with exposed ebonised beams.

MASTER BEDROOM 1 13' 4" x 11' 3" (4.06m x 3.43m) with PVCu double glazed window having a view. Pine T&G boarded wall. Radiator. 5 Power points. TV and telephone points.

FRONT BEDROOM 2 10' 7" x 10' 1" ext. to 13' 8" (3.22m x 3.07m ext. to 4.16m) with radiator. 2 PVCu double glazed windows to fore with a view. 6 Power points. TV point. T&G boarded ceiling with exposed ebonised beams. One and a half walls pine T&G boarded. Access to boarded loft space with electric light.



REAR LANDING with T&G boarded ceiling. Laminate flooring. Radiator. Single glazed 'Porthole' window to rear.

FRONT BEDROOM 3 16' 4" x 8' 5" (4.97m x 2.56m) overall 'L' shaped with TV and telephone points. PVCu double glazed window with a view. 7 Power points. T&G boarded ceiling. C/h timer control. Access to boarded loft space via a retractable loft ladder.

FITTED AIRING/LINEN CUPBOARD with slatted shelving. Hot water cylinder with immersion heater and timer control.

BATHROOM 9' 6" x 5' 6" (2.89m x 1.68m) with extractor fan. Vinyl floor covering. Part tiled walls. PVCu double glazed window with a view. Radiator. T&G boarded ceiling. 3 Piece suite comprising WC, wash hand basin with fitted storage cupboard beneath and panelled bath with electric shower and shower screen.

EXTERNALLY

The property occupies gardens and grounds that amount in total to **approximately a THIRD OF AN ACRE** that incorporate a concreted forecourt/terrace that enjoys a sunny southerly aspect. Side paved terrace. Rear lawned garden extends to the side and is intersected by a small stream. On the opposite side of the road lies the former vegetable garden/orchard that is mainly laid to lawn and has a **SUMMER HOUSE. OUTSIDE LIGHT AND WATER TAP. OIL STORAGE TANK.**

TO ONE SIDE AND ADJOINING THE MAIN RESIDENCE LIES THE ANNEXE/LETTING UNIT that has been successfully run for 24 years as a Bed & Breakfast/Air B&B and comprises: -

OPEN PLAN LIVING ROOM/BEDROOM 4 18' 6" x 9' 1" (5.63m x 2.77m) with TV point. 8 Power points. 2 Radiators. Feature fireplace. TV aerial cable. PVCu double glazed window to fore with a view. PVCu double glazed window to rear. Pine T&G boarded 10' (3.05m) high vaulted ceiling. Built-in wardrobe with double pine boarded doors. Pine boarded door to

SHOWER ROOM 'L' shaped with part tiled walls. Ceramic tiled floor. PVCu opaque double glazed window. Radiator. 2 Piece suite in white comprising wash hand basin and WC. Recessed shower enclosure with waterproof panelled walls, electric shower over, curtain and rail. Shelved alcove (formerly a doorway connecting the Annexe with the main living accommodation). Access to boarded loft space. Extractor fan. Wall light with shaver point.

KITCHENETTE 7' 6" x 6' 2" (2.28m x 1.88m) overall 'L' shaped with part tiled walls. 6 Power points. Ceramic tiled floor. Smooth skimmed ceiling. PVCu double glazed window. Range of fitted base and eye level kitchen units incorporating a sink unit. Pine boarded door to

PVCu CONSERVATORY 8' x 6' 3" (2.44m x 1.9m) with ceramic tiled floor. Radiator. PVCu double glazed door to the outside decked terrace.



DETACHED GARAGE 14' 4" x 9' 9" (4.37m x 2.97m)

Concrete block built. 2 Power points. Power and lighting. 3 Storage units - 2 with shuttered doors. PVCu double glazed window.

To the rear of the garage lies a **SUMMER HOUSE**

SITUATED TO THE REAR OF AND ADJOINING THE COTTAGE LIES: -

LEAN-TO GARDEN STORE SHED 31' x 7' (9.44m x 2.13m) with 2 power points. Timber framed with doors to either side. Part concreted floor. Perspex roof.

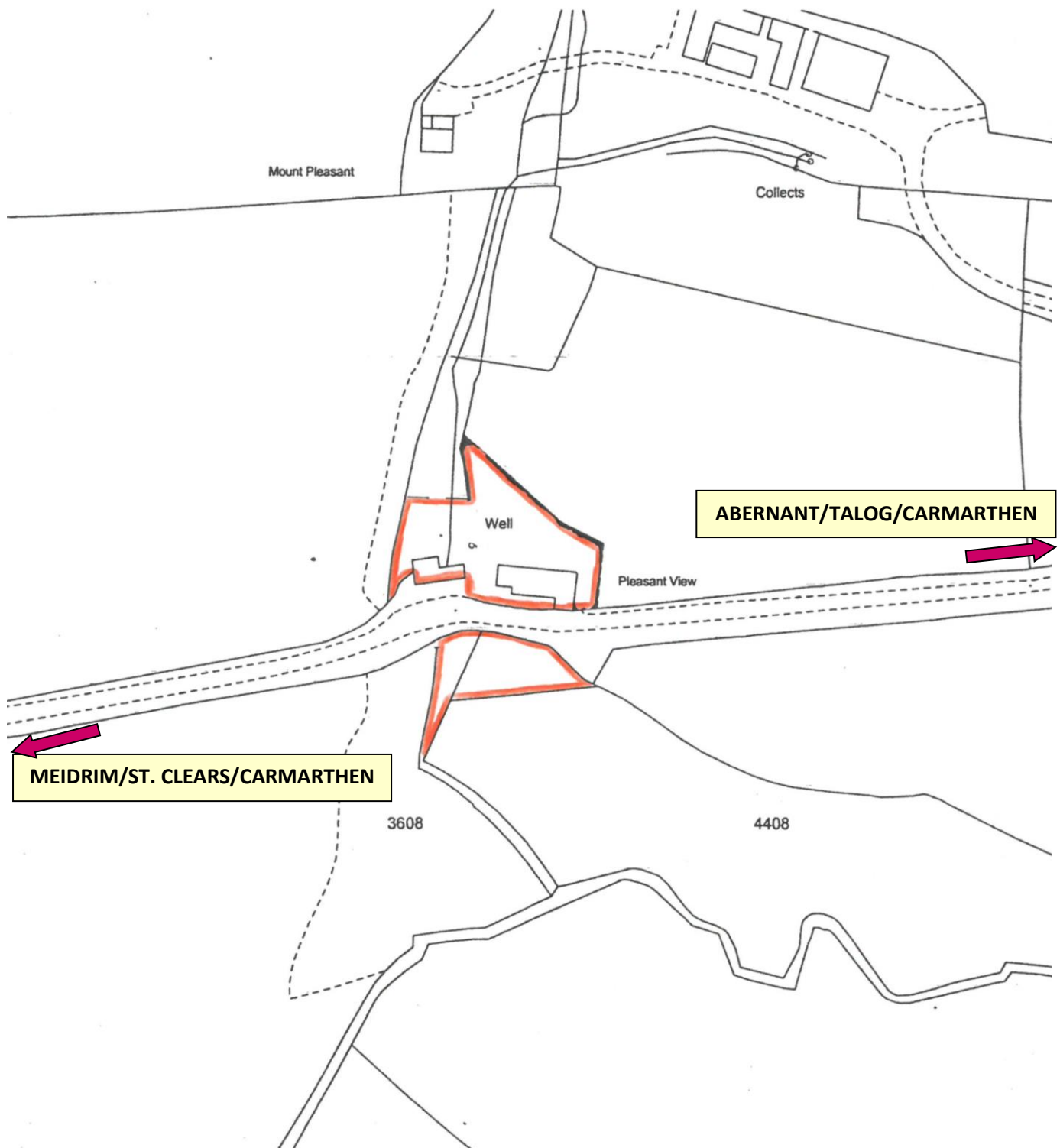








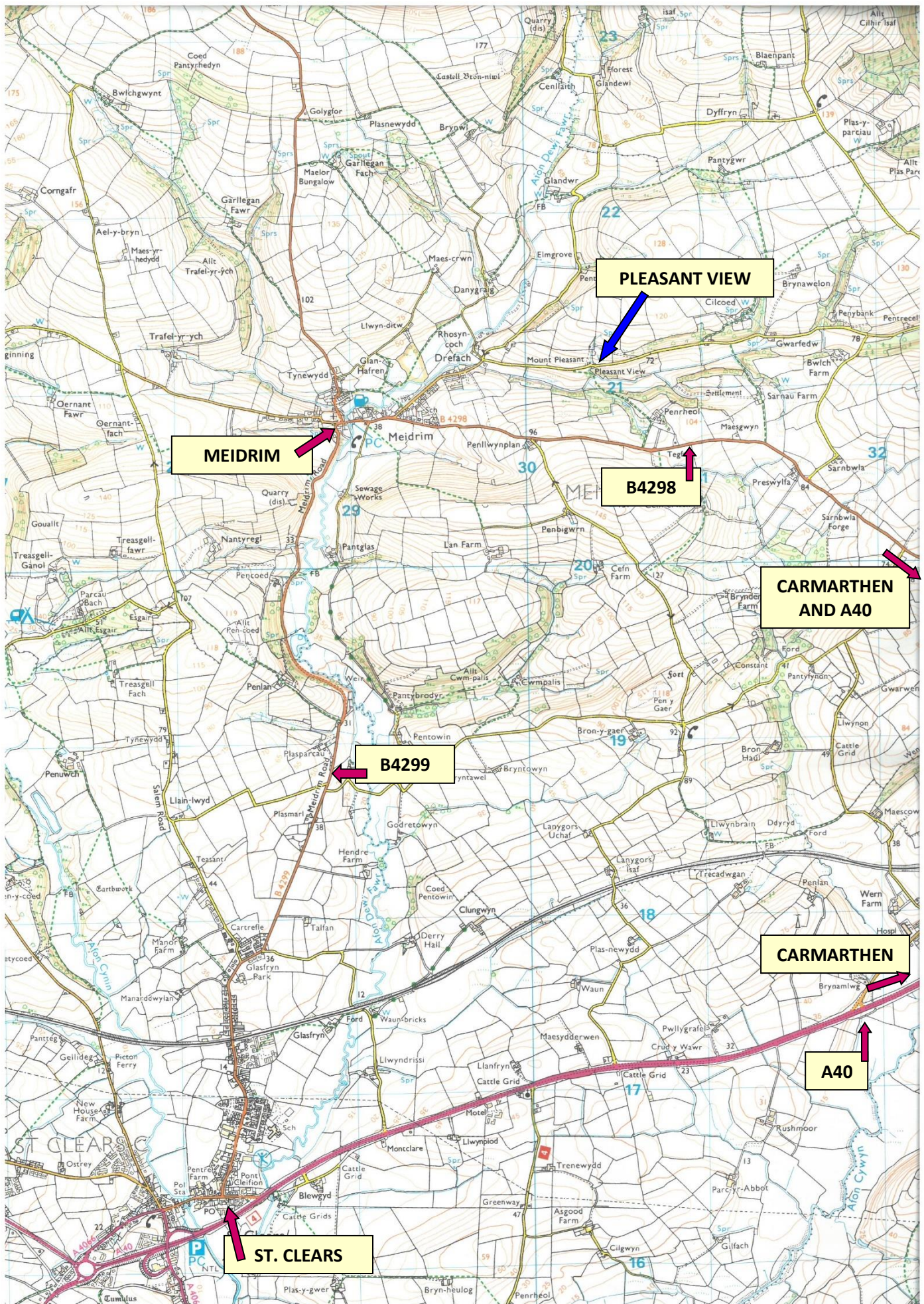




THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

DIRECTIONS: - Meidrim can be approached from the **Carmarthen or the St. Clears directions**. Upon entering **Meidrim from the Carmarthen direction** travel over the 'sleeping policeman' **past** the **Primary School** and **turn first right** - signposted '**Felin-Pandy/Abernant**' into '**Drefach Road**'. Travel along '**Drefach Road**' **past** 'Lon Ddewi'. Continue **past** the row of bungalows into the **dip in the road** and over the **stone parapet walled river bridge** and **turn first right** at the **offset crossroads**. Continue along this road for approximately a **third of a mile** and the property is the **first on the left hand side**.

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

29.10.2023 - REF: 6700