

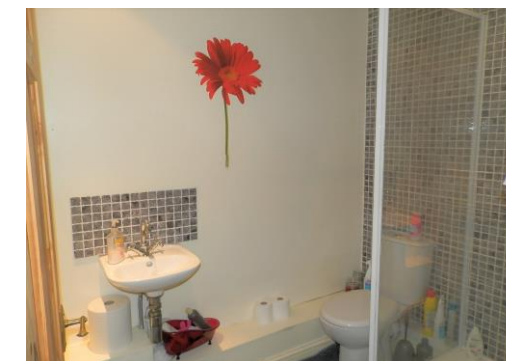
HOUSES FOR SALE IN WALES.CO.UK

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3 Clynblewog, Between Tegryn & Trelech
£369,950





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- ❖ 3.5 Acre Smallholding
- ❖ Land In Good Order
- ❖ Two Stables & Tack Room
- ❖ Land In 3 Enclosures

- ❖ 800m + Off The Road
- ❖ Nicely Presented Bungalow
- ❖ Just 15 mins To Town
- ❖ Energy Rating: D

Property Description

A nicely presented SMALLHOLDING with a 3 bed detached bungalow and having around 3.5 acres of land or thereabouts together with two stables, superb views and being located some 800m off the roadway, so great for cat owners and lack of road noise. Situated with a handful of other properties scattered around what used to be a dairy farm - no longer operating (so great for security and for those buyers not wanting to be isolated). In the bungalow there are 3 double bedrooms, 2 bathrooms, kitchen, large lounge, breakfast room and an inner hallway/dining room. The Land is split into 3 main enclosures and is in very good order being gently sloping in nature and well maintained. The smallest paddock allows the owner to monitor their stock easily from the property. So there you have it.....good land.....superb views.....well off the highway along a good track.....stables.....and just 15 minutes to town. NO FORWARD CHAIN.

Accommodation

Entrance via UPVC double-glazed door into:

Hallway

With radiator, built-in cupboard unit, doors off to kitchen, shower room and:

Lounge 11' 0" x 19' 8" (3.36m x 6m)

With 3 UPVC double-glazed windows to the front and side, large French doors out to rear, 2 radiators, through to breakfast room.

Breakfast Room 7' 2" x 8' 10" (2.19m x 2.63m)

With UPVC double-glazed window to the rear, radiator.

Shower Room

With shower cubicle, low level flush WC, wash hand basin, towel radiator, tiled flooring, concealed spot-lighting.

Kitchen / Breakfast Room 11' 11" x 10' 2" (3.64m x 3.1m)

With a good range of all and base units with 1.5 bowl sink/drain unit, electric oven and hob with extractor over, integral freezer, fridge and dishwasher, floor-standing oil-fired boiler, tiled splash back, UPVC double-glazed window to front, radiator, door out to:

Inner Hallway 7' 4" x 16' 5" (2.24m x 5m)

Currently used as a dining room but could be used as an office/study with door out to side, UPVC double-glazed window to side, radiator, access to loft space, door into:

Bathroom

With panelled bath, pedestal wash hand basin, low level flush WC, chrome towel radiator, fully tiled floor and walls.



Bedroom 1 11' 7" x 11' 1" (3.53m x 3.37m)

With UPVC double-glazed window to side, radiator.

Bedroom 2 10' 8" x 10' 11" (3.26m x 3.32m)

With UPVC double-glazed window to rear, radiator.

Master Bedroom 11' 11" x 12' 0" (3.63m x 3.65m)

With UPVC double-glazed windows to the front and side, radiator.

Externally

The property is accessed via a shared driveway track which is over 800m from the roadway so great for cats and for lack of road noise and the track, unusually for Wales, is pretty flat all the way to the bungalow. (please note there is a £100 annual maintenance charge for the trackway) The property is located with a handful of other properties scattered around what used to be a dairy farm (no longer operating) so its great for security and for those buyers who dont wish to be isolated. Around the bungalow there are nicely maintained lawned gardens together with 2 stables and a tack room (no longer used for horses as sadly our client has recently lost the last of her horses). There is plenty of parking space on the hardstanding area to the side of the bungalow.

The Stables

There is a range of 2 stables min very good order, each 12' x 12' and a tack room which is now used as a bar area. There is power and lighting connected.

The Land

In all there is around 3.5 acres of land with this property split into 3 main enclosures. The smallest paddock is opposite the bungalow and ideal for those buyers who want to "keep an eye" on their horses literally from the inner hallway and from bedrooms 1 and 3 of the property. The other two larger paddocks are accessed via a gated entrance adjacent to the bungalow and are gently sloping and in very good order with no work/clearing required as, since losing their last horse, our clients have used the land for utilitarian/enjoyment purposes, as can be seen from the pictures (anyone for golf?)

General Information

Viewings: Strictly by appointment with the agents, Houses For Sale in Wales or our sister company, The Smallholding Centre.

Services: Mains electricity, private water, private drainage (septic tank), oil-fired central heating. £100 pa contribution to track maintenance and £100 towards private water supply. We are advised by the vendor that there is fibre broadband to the house (subject to providers contract)

Council Tax: Band E, Carmarthenshire County Council

Manager's Note

We have been made aware that there is a covenant on this property stating: "not to use the property or allow it to be used for any purpose other than a private residence" There is also a covenant on the small paddock to the front stating "not to be used for any other purpose other than the grazing of horses".

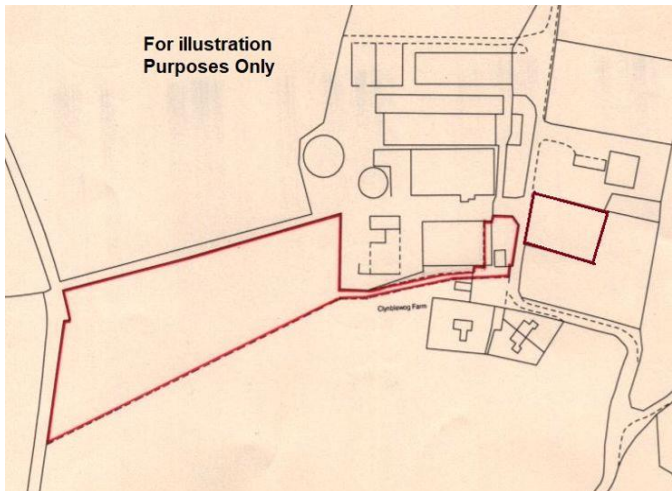
Directions

From the M4 motorway, to along the A48 to Carmarthen. At the first roundabout take the 2nd exit, at the second roundabout take the first exit on the A40. Stay on the A40 for 3 miles, pass the petrol garage on the right and then take the next right over the carriageway signposted towards Meidrim B4298. After a couple of hundred yards take the next right towards Meidrim. Follow this road for 4 miles, go to the village of Meidrim. Go over the narrow river bridge in the village and then take the next right fork signposted towards Trelech / Newcastle Emlyn B4299. Follow this road for 6.5 miles until you reach the village of Trelech. In the village, when the road bares around sharply right with a bus stop in front of you, turn left on a minor road. Leave the village and take the first right, go through the village of Dinas, back up the hill, along a straight bit of road and the entrance to this property is on the left at the end of the straight, denoted by our for sale board. Follow the track for several hundred yards to a farm and beyond to a forecourt area where No. 3 Clynblewog is located on the right-hand side.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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