

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
Land Agents  
Surveyors

Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- **DETACHED COUNTRY HOUSE SET IN A THIRD OF AN ACRE.**
- **4 BEDROOMS. BOX ROOM.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **PRIVATE SUNNY POSITION.**
- **HALF MILE CENTRE OF TRELECH.**
- **HEART OF THE WELSH COUNTRYSIDE.**
- **2 LIVING ROOMS. 2 BATHROOMS/WC's.**
- **OIL C/H. CAVITY WALL INSULATION.**
- **6.5 MILES NORTH OF MEIDRIM.**
- **7 MILES SOUTH OF NEWCASTLE EMLYN.**

**Maesybont  
Trelech  
Carmarthen SA33 6DL**

**£325,000** OIRO  
**FREEHOLD**

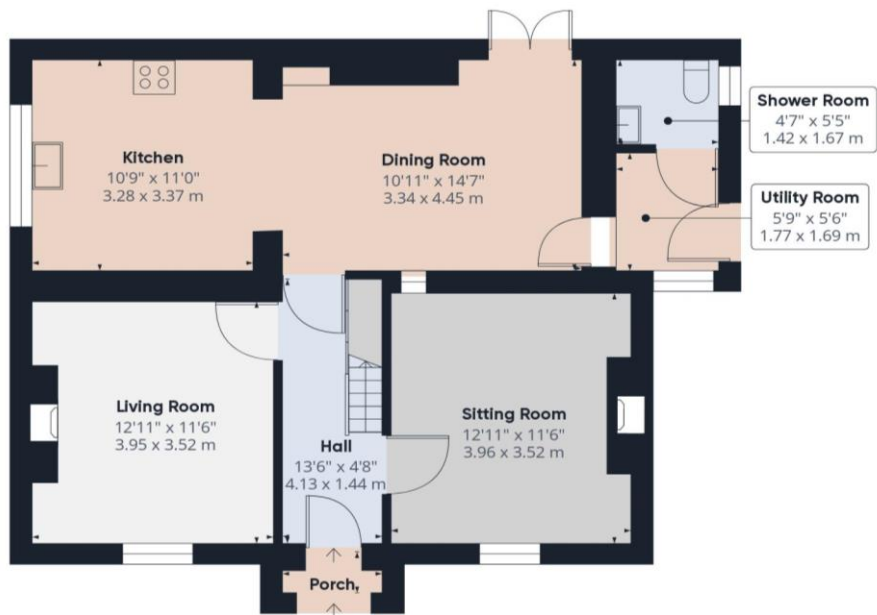
Email: [sales@geraldvaughan.co.uk](mailto:sales@geraldvaughan.co.uk)

Telephone: 01267-220424 • Facsimile: 01267-238779

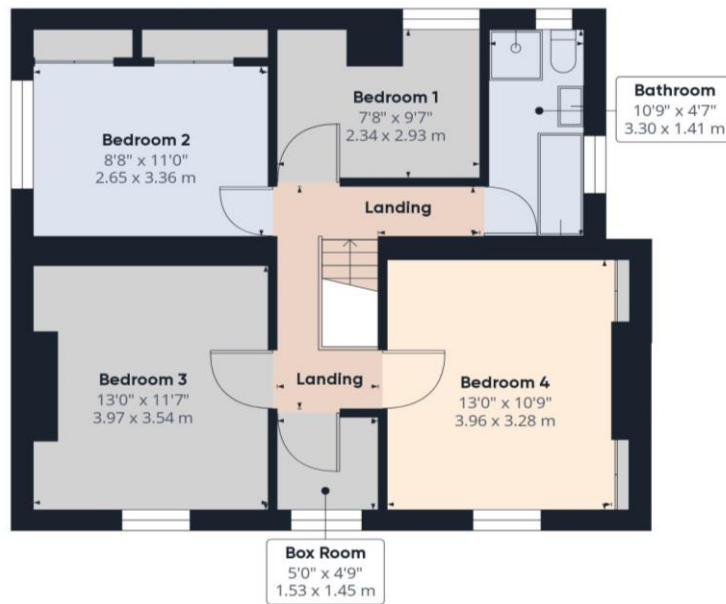
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



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 individual traditionally built (circa. 1950's) **4 BEDROOMED/2 RECEPTION ROOMED DETACHED COUNTRY HOUSE** with large **OUTBUILDING** set in **approximately 0.36 of an ACRE** amidst the countryside fronting on to a Council maintained country road that leads from the rural village community of Trelech to Cwm Cych within **half a mile of the centre of Trelech** that offers a Public House and Primary School and which in turn is located on the B4299 road some **6.5 miles north of the village of Meidrim**, is located some **7 miles south of the Teifi Valley Market town of Newcastle Emlyn**, is within **10 miles of the A40 trunk road and town of St. Clears** and is located some **14 miles north west** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The village of **Cynwyl Elfed** that offers a Convenience Store/Post Office and Primary School together with the A484 'Carmarthen to Cardigan' trunk road being **approximately 7.5 miles distant**.*

**FIRST TIME ON THE MARKET SINCE 1968. NO FORWARD CHAIN.**

**OIL C/H. PVCu DOUBLE GLAZED WINDOWS. CAVITY WALL INSULATION.**

**8' (2.44m) CEILING HEIGHTS** to the ground floor. **IN NEED OF MODERNISATION.**

**APPLICANTS MAY BE INTERESTED TO NOTE THAT THE PROPERTY WAS EXTENDED IN THE EARLY TO MID 1970's AND SUBSEQUENTLY RE-ROOFED IN 1997.**

**THE FITTED CARPETS ARE INCLUDED.**

**BRICK ARCHED ENTRANCE PORCH** with PVCu part opaque double glazed entrance door to

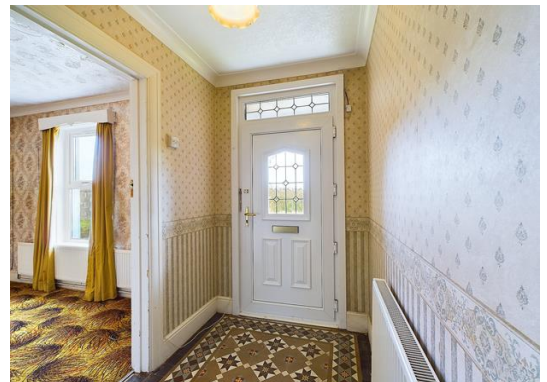
**RECEPTION HALL 13' 8" (4.16m) in depth** with radiator. Staircase to first floor. Feature patterned quarry tiled floor. Understairs storage cupboard.

**SITTING ROOM 13' 1" x 11' 7" (3.98m x 3.53m)** with PVCu double glazed window to fore with a view. Feature tiled fireplace with fitted display shelving to either side. Radiator. 3 Power points.

**LIVING ROOM 13' 1" x 11' 8" (3.98m x 3.55m)** with radiator. PVCu double glazed window to fore with a view. TV point. 3 Power points. Feature 'Art Deco' style fireplace incorporating a coal effect L.P. gas fire - **DISCONNECTED**.

**DINING ROOM 14' 9" x 10' 11" (4.49m x 3.32m) overall** with radiator. Feature open tiled fireplace with recessed cupboard and display shelving to one side. C/h thermostat control. Pine shelved alcove. PVCu double glazed double French doors to and overlooking the rear garden. TV point. 2 Power points. Boarded door to the utility room. **7' (2.13m) Wide opening to**

**KITCHEN 11' 1" x 10' 10" (3.38m x 3.30m)** with vinyl floor covering. PVCu double glazed picture window with a far reaching view over the side garden, Trelech and surrounding countryside. Part tiled walls. C/h timer control. Oil fired 'Rayburn Royal' cooking range that heats the domestic hot water - **NOT TESTED**. Plumbing for dishwasher. 5 Power points. Telephone point. Range of fitted base and eye level kitchen units incorporating a double drainer sink unit.



**UTILITY ROOM 5' 11" x 5' 7" (1.80m x 1.70m)** with terrazzo tiled floor. Radiator. PVCu double glazed window. Electricity consumer unit and meter. PVCu part opaque double glazed door to outside. Plumbing for washing machine. 2 Power points. Access to loft space. Door to

**WET ROOM 5' 8" x 4' 8" (1.73m x 1.42m)** with tiled floor. Fully tiled walls. PVCu double glazed window. 2 Piece suite in white comprising WC and pedestal wash hand basin. Electric shower - **NOT TESTED**.

**FIRST FLOOR - 8' 2" (2.49m)** Ceiling heights.

**LANDING** with radiator. Access to loft space.

**BATHROOM 10' 11" x 4' 7" (3.32m x 1.40m)** with radiator. Double aspect. Part tiled walls. Extractor fan. 2 PVCu double glazed windows both with rural views. Shaver point. 3 Piece coloured suite comprising enamelled bath, pedestal wash hand basin and WC - **NO CISTERN** - NOT WORKING. Shower tray to match with electric shower over - **NOT TESTED** - Curtain rail.

**REAR BEDROOM 1 9' 9" x 7' 9" (2.97m x 2.36m)** overall with PVCu double glazed window with a **far reaching rural view**. Radiator. 2 Power points.

**REAR BEDROOM 2 11' 1" x 8' 8" (3.38m x 2.64m)** plus fitted wall to wall/floor to ceiling wardrobes and **AIRING/LINEN CUPBOARD** with hot and cold water tanks. Radiator. PVCu double glazed window with a **far reaching view** over Trelech and the surrounding countryside. 2 Power points.

**FRONT BEDROOM 3 13' 1" x 11' 8" (3.98m x 3.55m)** with radiator. PVCu double glazed window with a **rural view**. 2 Power points.

**BOX ROOM 5' 1" x 4' 10" (1.55m x 1.47m)** with PVCu double glazed window to fore enjoying a **rural view**.

**FRONT BEDROOM 4 13' 1" x 10' 10" (3.98m x 3.30m)** plus shallow fitted cupboards to either side of former fireplace. Radiator. PVCu double glazed window enjoying a **rural view**. TV point. 2 Power points.

### **EXTERNALLY**

The property occupies **0.36 of an acre** that incorporates a brick walled lawned front garden and side brick pillared entrance drive that provides ample private car parking. There is a rear slate paved sun terrace leading to a lawned rear/side garden. The garden enjoys a sunny southerly aspect that affords a **good degree of privacy**. **OUTSIDE LIGHT. OIL STORAGE TANK.**

**ADJOINING BOILER SHED** housing the oil fired central heating boiler.





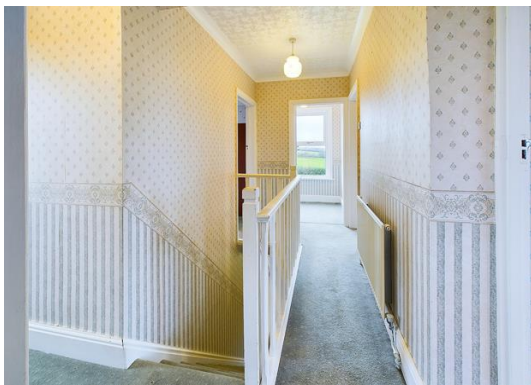
**MODERN OUTBUILDING** of concrete block construction that is in disrepair and comprises: -

**FORMER OFFICE** 14' 11" x 8' (4.54m x 2.44m) with single glazed window to fore. 2 Power points. Door to

**STOCK ROOM** 15' 7" x 15' (4.75m x 4.57m) with 2 power points. Opening to

**GARAGE/WORKSHOP** 24' 10" x 15' 5" (7.56m x 4.70m) with inspection pit. Double door access. 2 Power points.

**FORMER SHOP/STORES** 24' 10" x 14' 11" (7.56m x 4.54m) with single glazed window to fore. Personal door. Power and lighting.



















**DIRECTIONS:** - From **Carmarthen or St. Clears** the property is located by travelling to the village of **Meidrim** and in the **centre of the village** turn on to the **B4299 'Trelech/Newcastle Emlyn Road'** - **signposted**. Travel in a **northerly direction** for approximately **6.5 miles to the village of Trelech**. Upon entering Trelech **bare right in the centre of the village** towards **Newcastle Emlyn** continuing up the hill **past** the entrance for the Primary School and 'Tafarn y Beca' Public House. Continue **past** the turnings for 'Caerwenog' and 'Maes Cawnen' and as you **begin to leave the village turn first left** - signposted **Cwm Cych**. Travel a short distance along this Council maintained country lane and the property will be found on the **left hand side as you climb the hill**.

**ENERGY EFFICIENCY RATING:** - E (52).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2071-1089-5040-6493-3001.

**SERVICES:** - Mains electricity and water. Private drainage. Telephone subject to B.T. Regs.

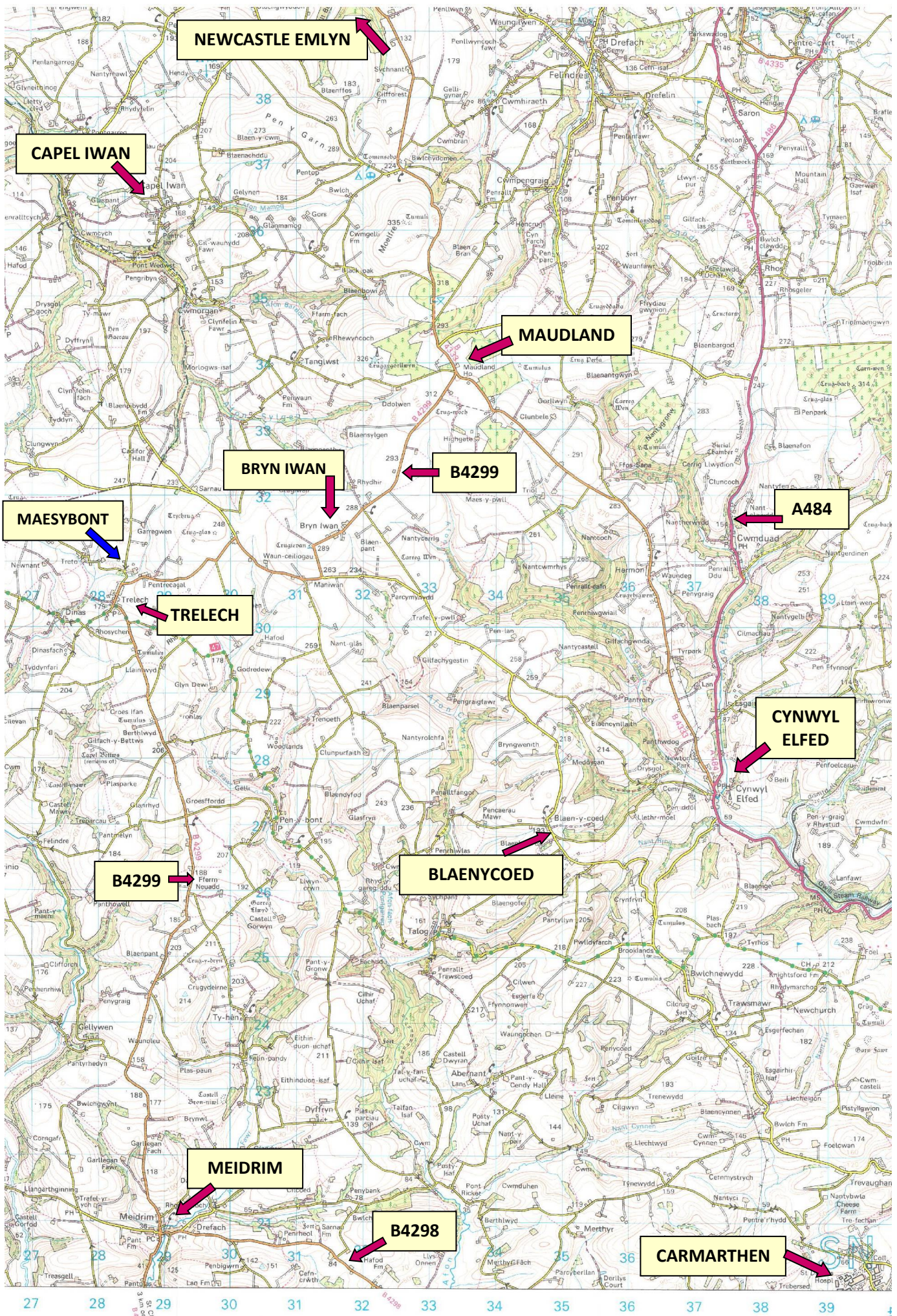
**COUNCIL TAX:** – BAND E 2025/26 = £ 2,574.13p. **Oral enquiry only.**

**LOCAL AUTHORITY:** - Carmarthenshire County Council County Hall Carmarthen.

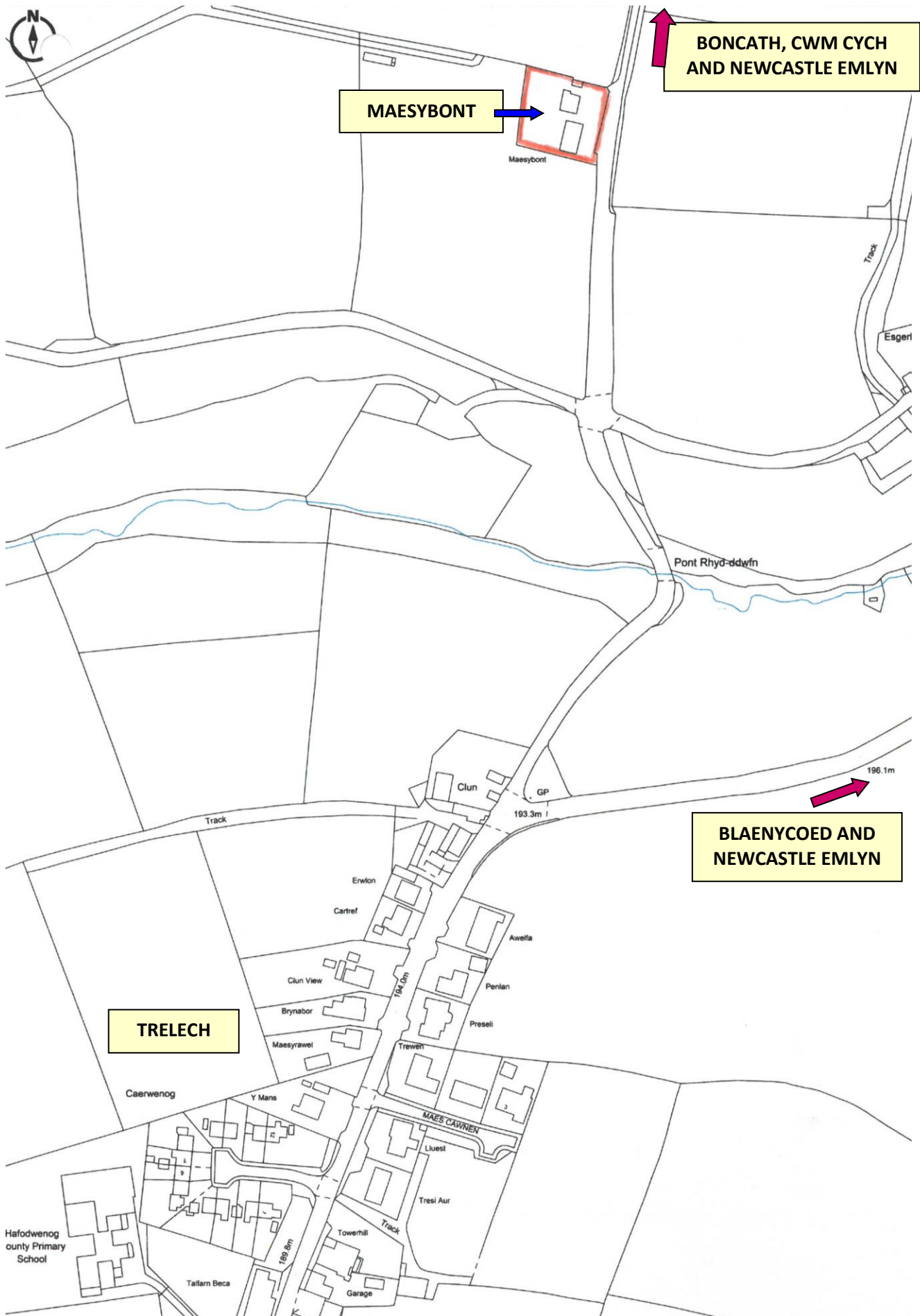
**AGENTS NOTE:** - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict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

**DETAILS AMENDED** – 24.04.25









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

## **VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

28.10.2024 - REF: 6936