

Sales & Lettings of
Residential, Rural
& Commercial
Properties



Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **2.80 ACRE RESIDENTIAL SMALLHOLDING.**
- **2 WC's. OIL C/H. PARTIAL DOUBLE GLAZING.**
- **STABLE BLOCK. 2 ACRE PADDOCK.**
- **1.5 MILES VILLAGE OF MEIDRIM.**
- **QUAINT 2/3 BEDROOMED COTTAGE.**
- **DETACHED GARAGE/WORKSHOP.**
- **UPPER REACHES OF BEAUTIFUL CYNNIN RIVER VALLEY.**
- **4 MILES NORTH OF ST. CLEARS AND THE A40/A477 TRUNK ROADS.**

**Trip Cottage,
Llanboidy Road, Meidrim,
Carmarthen SA33 5QZ**

**£315,000 OIRO
FREEHOLD**

Email: 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.

A delightfully situated **2.8 ACRE RESIDENTIAL SMALLHOLDING/EQUESTRIAN PROPERTY** comprising a quaint **2/3 BEDROOMED COTTAGE** of charm and character, **DETACHED DOUBLE GARAGE/WORKSHOP** and **FORMER PURPOSE BUILT STABLE BLOCK** set in just under half an acre together with a **2 ACRE PADDOCK** all enjoying excellent frontage to the Meidrim to Llanboidy Road being located in the upper reaches of the beautiful 'Cynin' river valley, some **1.5 miles west of the rural village community of Meidrim** that offers a Primary School and Public House, is located some **4 miles north of the town of St. Clears** that offers the usual range of local amenities and A40/A477 trunk roads, is within **7 miles of the Market town of Whitland** that offers a Railway Station and is located some **9 miles west** of the full range of facilities and services at the centre of the County and Market town of **Carmarthen**. The property enjoying ease of access to the beautiful and varied West Wales coastline and 'Pembrokeshire Coast National Park'.

Applicants maybe interested to note that the property was formerly two cottages that formed part of the 'Castell Gorfod Estate' and which was completely renovated after 1987 by the vendors.

FIRST TIME ON THE MARKET SINCE 1987. **OIL C/H** with thermostatically controlled radiators.

PARTIAL DOUBLE GLAZING.

WEALTH OF CHARM AND CHARACTER including exposed beams, vaulted beamed ceilings, mock fire places, exposed stone walls etc.



SUN ROOM 10' 2" x 8' (3.1m x 2.44m) with glazed/panelled entrance door. Plastic coated aluminium single glazed windows. Wood effect laminate flooring to ceramic tiled floor. Telephone point. 4 Power points. Glazed 'Portcullis' door to

SITTING ROOM 15' 7" x 11' 10" ext. to 14' (4.75m x 3.6m ext. to 4.26m) with 6 power points. Double aspect. Single glazed window with a view to fore. Double glazed double 'French' doors to the walled Courtyard (formerly part of the dwelling). Wood effect laminate flooring. TV point. Exposed stone wall incorporating a 'mock' fireplace with slate hearth and oak beam over. 2 Radiators. 3 Wall light fittings. Glazed/panelled door to the stairwell. Oak glazed/panelled door to

INNER HALL with radiator. Wood effect laminate flooring.

WET ROOM 9' 10" x 7' 11" (2.99m x 2.41m) with ceramic tiled floor. Fully tiled walls. Opaque double glazed window. Recessed downlighting. **3 Piece suite** in white comprising WC, wash hand basin with fitted cupboard beneath and oval bathtub with shower attachment. Radiator. Dual head plumbed-in shower.

BUILT-IN AIRING/LINEN CUPBOARD OFF with double doors. Slatted shelving. Pre-lagged hot water cylinder. Oil fired central heating boiler.

LIVING ROOM/BEDROOM 3 11' 2" x 9' 7" (3.4m x 2.92m) **overall** with laminate flooring. Exposed beamed ceiling. 1 Wall of exposed stone. Single glazed window to fore with a rural view. Radiator. Feature fireplace. 2 Power points.

FITTED KITCHEN/DINING ROOM 13' 1" x 12' 9" (3.98m x 3.88m) **overall** with 10 power points. Ceramic tiled floor. 2 Double glazed windows. Radiator. Exposed beamed ceiling. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a 1½ bowl sink unit, ceramic hob, electric oven, canopied cooker hood and glazed display cabinets. Recessed downlighting. Feature fireplace with original oak beam. Glazed doors to the Utility Room and

REAR PORCH 12' x 5' 3" (3.65m x 1.6m) with ceramic tiled floor. Half glazed under a polycarbonate roof. Worksurface. 2 Power points.

UTILITY ROOM 12' x 5' 5" (3.65m x 1.65m) with part double glazed door to rear. 2 Windows. Ceramic tiled floor. Plumbing for washing machine. 3 Power points.

FIRST FLOOR - approached via a feature semi-circular stairwell with 2 alcoves.



LANDING with radiator. Boarded effect flooring. Pine panelled door to Bedroom 1. Ledge and brace door to the **Walk-In Eaves Storeroom off**.

BEDROOM 1 11' 8" x 11' 6" (3.55m x 3.5m) **plus** recess and fitted wardrobes/cupboards to one side. Boarded effect laminate flooring. Vaulted beamed sloping ceiling. Radiator. Single glazed window to side. 2 Power points.

BEDROOM 2 11' 10" x 10' ext. to 11' 11" (3.6m x 3.05m ext, to 3.63m) **plus DRESSING AREA OFF** 9' 1" x 4' 3" (2.77m x 1.29m) with boarded effect laminate flooring. Vaulted beamed sloping ceiling incorporating a double glazed velux window. Radiator. Double glazed window to side. 2 USB charger ports. 6 Power points. Fitted floor-to-ceiling wardrobes with sliding doors - some mirrored.

EN SUITE WC with boarded effect laminate flooring. 2 Piece suite in white comprising pedestal wash hand basin and WC. Tiled display shelf.

EXTERNALLY

Brick paved entrance drive providing private car parking with gated access off leading to the Garage and former Stable Block at the rear of the cottage via a hardcored track. Stone walled Courtyard off the Sitting Room with slate slabbed flooring and former oven off. Slate slabbed Sun Terrace. Ample private car parking is available at the rear. The Cottage, Garage and former Stable Block occupy just under half an acre. **OIL STORAGE TANK**.

DETACHED DOUBLE GARAGE/WORKSHOP 20' x 16' (6.09m x 4.87m) of timber framed construction. Double doors. Concreted floor. Personal door. Electricity connected.

PURPOSE BUILT FORMER STABLE BLOCK of concrete block construction with a concreted apron comprising: -

FORMER TACK ROOM 11' 3" x 7' 11" (3.43m x 2.41m)

FORMER STABLE No 1 11' 7" x 11' 6" (3.53m x 3.5m) presently utilised as a workshop. Power and lighting.

STABLE No 2 11' 5" x 11' 2" (3.48m x 3.4m)

STABLE No 3 13' x 11' 2" (3.96m x 3.4m)

LEAN-TO STORE 11' x 8' 5" (3.35m x 2.56m) with concreted floor. Concrete block built.

THE LAND

The land lies to one side of the residence and comprises a 2.4 acre approx. paddock that enjoys excellent road frontage. The property in all amounting to 2.86 acres or thereabouts.







DIRECTIONS: - From **Carmarthen** take the **A40** dual carriageway **west** towards **St. Clears** and having travelled for **approximately 3 miles** **turn right signposted 'Meidrim/Derllys Court Golf Club'**. Travel **across the dual carriageway**, **past** the right hand turning for 'Derllys Court Golf Club' and **turn next right** onto the **B4298 Meidrim Road** opposite 'Cana Chapel'. **Follow the road to Meidrim** and on entering the village travel **past** the Primary School and right hand turning **continuing over the River Bridge** and turn **second right just after** the right hand turning for Trelech/Newcastle Emlyn onto the **Llanboidy Road**. Continue up the hill and through the 'S' bend, **passing the entrance to the Church** and bungalows on your right hand side and continue out into the countryside. Travel along this road past '**Maenllwyd**' on the offset junction continuing down the hill past '**Llangarhgining' Cottages and Farm**', travel over the **small hump-back bridge** and the property is the **first on the left hand side opposite** 'Rose Villa' and **before** the right hand turning for 'Clos Farm'.

ENERGY EFFICIENCY RATING: - G (19).

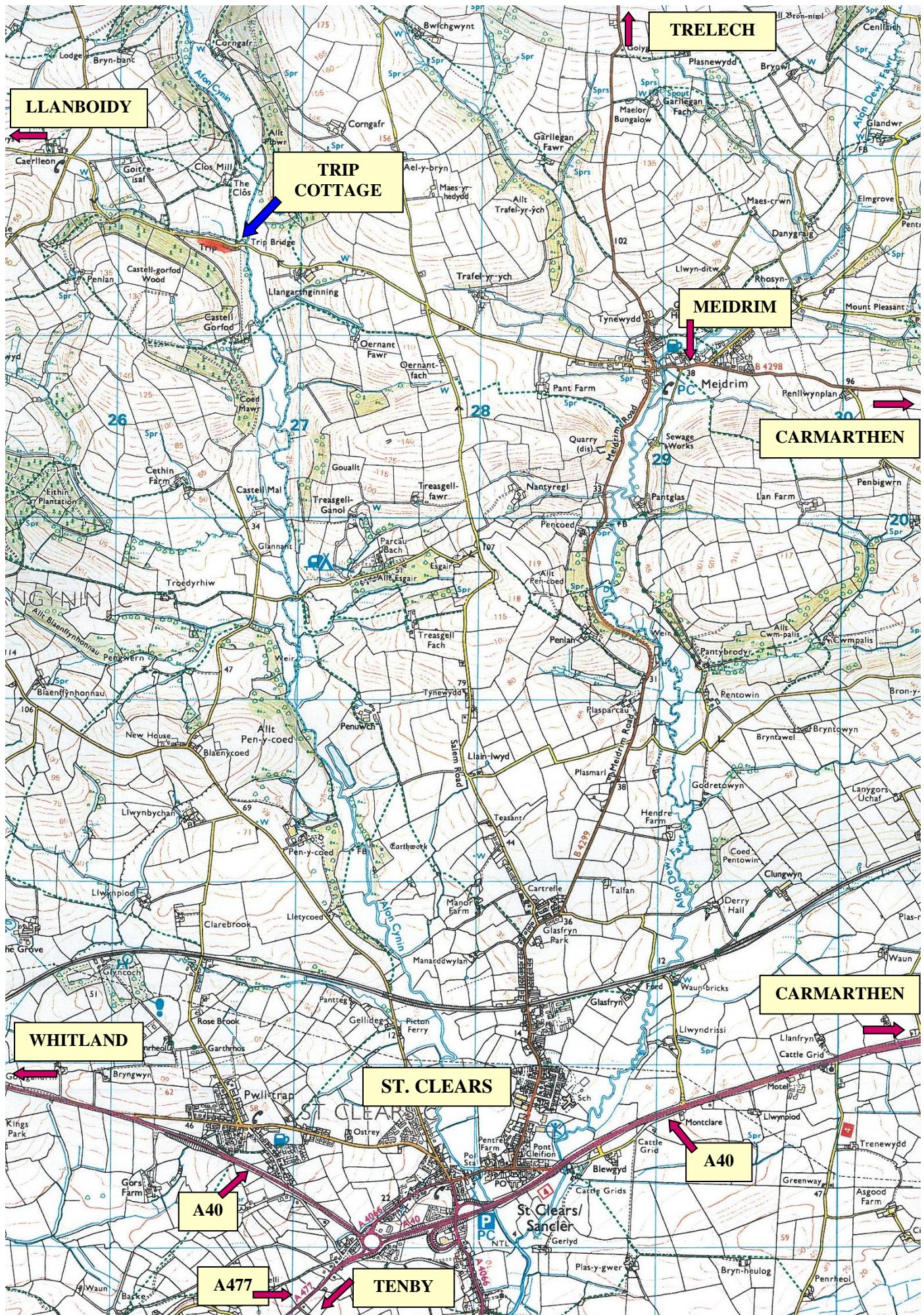
ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following Certificate No: - 2548-9052-7216-4256-6910.

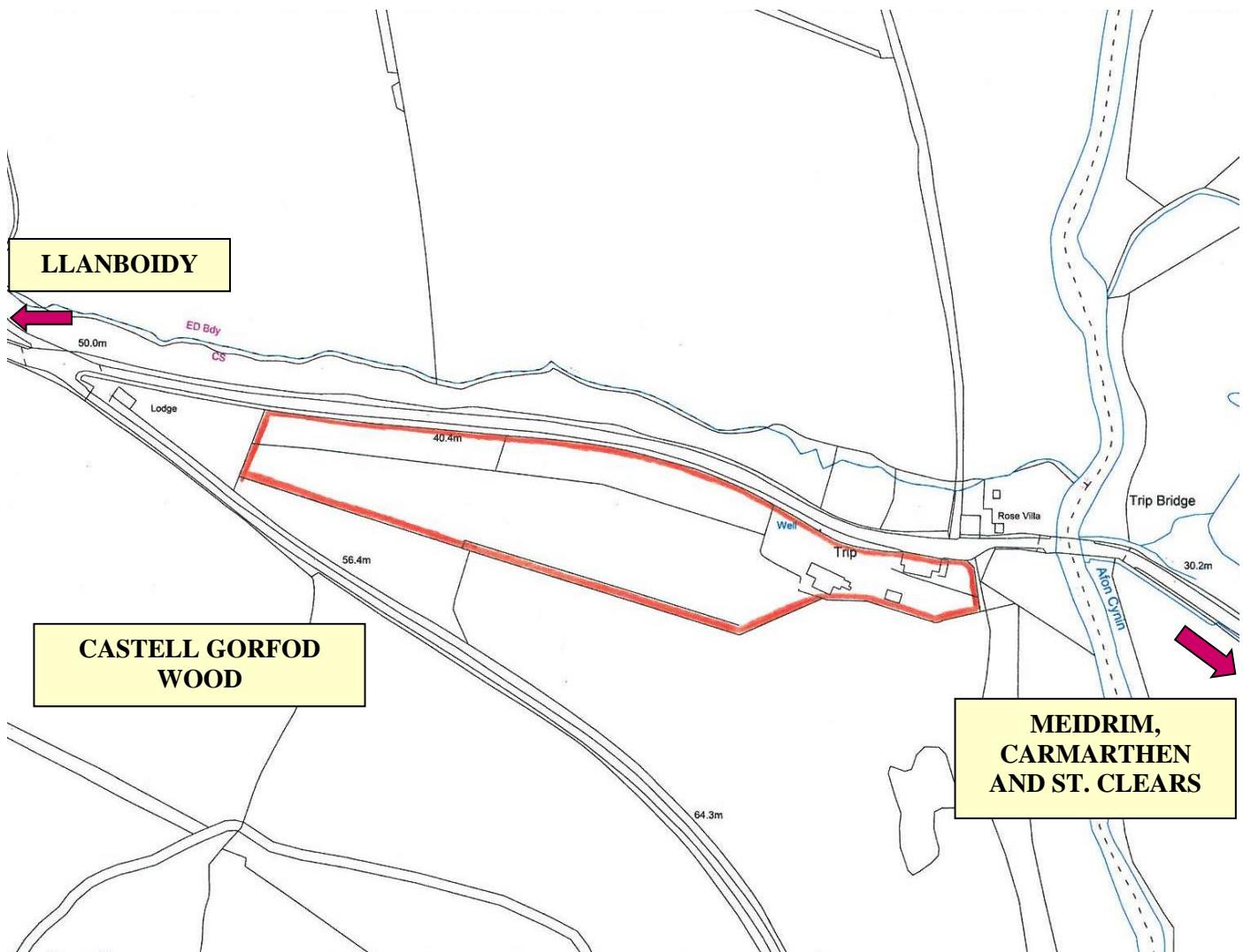
SERVICES: - Mains electricity. Private well water and drainage. Mains water available immediately to fore. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND D 2021/22 = £1,665.51p. ***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.





NOT TO SCALE AND PROVIDED FOR IDENTIFICATION PURPOSES ONLY

VIEWING

19.12.2021 - REF: 6268

Strictly by appointment with Gerald R Vaughan Estate Agents