

Ref: 0mae25

Maesyffynnon, Capel Iwan, Carmarthenshire, SA38 9LT

A Most Appealing, Beautifully Presented, 3/4 Bed Period Cottage of Character with good sized gardens and plenty of off-road parking, delightfully situated in the heart of Capel Iwan village, with picturesque rolling countryside all around. An Ideal Family Home ... or would make a Superb Holiday Letting Cottage.

Newcastle Emlyn 3½ miles, Cardigan 11 miles, Coast 12-15 miles, Carmarthen 16½ miles



This charming extended detached period cottage is stone built with a slate roof and provides spacious family accommodation with a very welcoming ambience and many characterful features including original cupboards and exposed floorboards. The property has the benefit of uPVC double glazing and oil-fired central heating.

Ground Floor: Lounge/Dining Room, large Kitchen/Breakfast Room, Utility/Boot Room, Shower Room/WC.
First Floor: 3 Bedrooms, Study/Bedroom 4, Bathroom.
Externally: Private good size garden with large decked area, vegetable pld, greenhouse and brick built store shed. Parking for numerous vehicles.

The property is centrally situated in the rural village of Capel Iwan, which is surrounded by beautiful countryside with lovely aspects towards the distant Preseli Hills of Pembrokeshire. From the village a bridleway and a footpath lead to the picturesque wooded valleys of the River Cych and its tributaries. The quaint old market town of Newcastle Emlyn is only 3½ miles away providing essential amenities including primary and secondary schools. Cardigan is 11 miles distant with good amenities and an 18-hole golf course, whilst Carmarthen is 16½ miles distant with good shopping amenities, general hospital, university college, railway station and access to the A48/M4-link road. This region is rich in beauty, legend, history and wildlife and there are numerous places to visit within easy driving distance, including the Teifi Valley, the Preseli Hills, and the magnificent Pembrokeshire and Ceredigion Coasts.

Price Guide: £239,950 – No Onward Chain



THE ACCOMMODATION COMPRISES:

Ground Floor –

- FRONT ENTRANCE:** A half glazed front door opens into the Lounge/Dining Room. (There is also a side entrance into the Boot Room.)
- LOUNGE/
DINING ROOM:** 23'4" x 13'10". Exposed floorboards, exposed ceiling timbers, exposed stone fireplace with wood-burning stove, slate hearth, and timber beam above, stone display shelves including TV shelf, original built-in cupboard with glass-fronted display cabinet and storage below, central staircase to the first floor, glass-panelled door leading through to the Kitchen/Breakfast Room, two windows to the front aspect.
- KITCHEN/
BREAKFAST ROOM:** 16'3" x 15'2" max. This room has underfloor heating. Range of bespoke farmhouse-style wall and base units, solid wood work surfaces, deep Belfast sink with mixer tap, tiled splashbacks, Rangemaster range cooker with electric double oven, LPG gas hob, and chimney hood extractor above, recess with shelving and storage space, slate tiled floor, ceiling downlights, space for dining table, understairs storage cupboard. Opening leading into Walk-in Pantry with slate tiled floor, slate slab work surface, ample shelving, and window looking into the Boot Room/Utility Room. Dual aspect with large internal window to the side looking into the Boot Room/Utility Room, window to the other side looking out to the garden and fully glazed external door to the side leading out to the large decking area and garden. Door into the Open-Plan Boot Room/Utility Room.
- BOOT ROOM/UTILITY ROOM:
(SIDE ENTRANCE)** 19' x 5'7" (boot room area) increasing to 14'5" (utility area)– an L-shaped open-plan room. Half glazed external side door, two windows to the side, slate tiled floor, vaulted ceiling, large Velux roof light. The utility room has a granite-effect work surface, stainless steel sink unit with single drainer, plumbing and space for washing machine and tumble dryer, window and half glazed external door to the rear decking area and garden. Door into the downstairs Shower Room with W.C.
- SHOWER ROOM/W.C.:** 8' x 6'. Vaulted ceiling, white suite comprising pedestal wash hand basin and W.C., fully tiled corner shower cubicle, cupboard housing the Worcester Heatslave oilfired boiler serving the central heating and hot water system, window to the rear aspect and Velux roof light to the rear.

First Floor –

- LANDING:** Staircase from the Lounge/Dining Room leads up to the first floor landing with exposed floorboards, access to the loft, window to the side aspect, and doors off to the following accommodation:
- BEDROOM 1:** 16'10" x 9'. Exposed floorboards, built-in double wardrobe, dual aspect with window to each side.
- BEDROOM 2:** 13'11" x 8'9". Exposed floorboards, vanity unit with inset wash hand basin and cupboard below, dual aspect with window to the front and window to the side. (The front windows enjoy lovely views across the village to the countryside beyond.)
- BEDROOM 3:** 13'10" x 8'. Exposed floorboards, dual aspect with window to the front and window to the side.
- STUDY/BEDROOM 4:** 7'4" x 6'3". Exposed floorboards, window to the front aspect.
- BATHROOM:** 11'4" x 5'9". Exposed floorboards, contemporary white suite comprising panelled bath with drencher-head shower over, screen, and tiled surround, double width vanity unit incorporating inset wash hand basin with mixer tap, cupboards and drawers below, pelmet downlights, medicine cabinet and shelves, and close coupled W.C. Part tiled walls, tall chromium heated towel rail, window to the side aspect.

Lounge/Dining Room



Kitchen/Breakfast Room





Open-plan L-shaped Boot Room/Utility Room





Downstairs Shower Room/W.C.



First Floor – Bedroom 1



First Floor – Bedroom 2



First Floor – Contemporary Bathroom



EXTERNALLY:

GARDENS:

The property's driveway and parking area is to one side of the cottage and there is a small garden to the front edged by attractive stone walls, with a timber gateway to the far side leading through to the sizeable and secluded side and rear gardens, which are mainly laid to lawn with a delightful array of herbaceous plants, shrubs and trees including architectural gunnera and splendid old apple trees. The large timber decking area provides a lovely relaxation and outside dining area extending along one side of the house and around to the rear, where there is a rustic timber pergola. There is a vegetable growing plot and a Greenhouse, as well as a useful brickbuilt Store Shed.

THE APPROACH & LOCALITY:

The property is very pleasantly situated at the beginning of a bridleway near the chapel and small village green, being approached from a quiet lane that passes through Capel Iwan. The property has a wide entranceway to the side into a large hard surfaced parking area. There is also a front pedestrian gateway and path to the front door.

The bridleway leads about a mile or so westerly to Cwm Cych (Cych Valley), and there are other local paths down to the riverside. There is a country pub at Cwm Cych.

The small River Cych forms part of the border between Carmarthenshire and Pembrokeshire and is a tributary of the larger River Teifi. Historically, there were numerous mills around the Cych and its tributaries and a few still remain or have been converted. This deep-set, secluded, wooded valley is rich in folk lore and legend, and is mentioned in the Mabinogion as being an entrance to the land of the fairies (the 'otherworld' – border streams were often considered to be magical places). The river flows north-westerly to join the Teifi at Abercych, about 5 miles north-west of the property with a riverside pub.

This is a quiet, rural area of farm and pastureland, rolling hills, sparkling streams, country lanes and pretty villages served by a network of quiet lanes. There are opportunities in the region for walking, cycling, riding, fishing, canoeing, bird-watching, and visiting attractions in the Teifi Valley, Cardigan Bay, Pembrokeshire Coast National Park and the Preseli Hills – all within easy driving distance.

Newcastle Emlyn is 3½ miles northwards, a traditional market town on the banks of the River Teifi, officially in Carmarthenshire, but joined to Adpar in Ceredigion by a bridge across the river. It has a good variety of individual shops including antique, craft and book shops, as well as supermarkets, chemist, banks, post office, town hall, library, schools, theatre and art gallery, leisure centre and swimming pool, tennis courts and bowling green, football and rugby facilities, doctor's, dentist's and optician's services, restaurants and cafes, hotels and plenty of pubs. This popular town grew up around a crossing point over the Teifi and was favoured as a good defensive site because of the loop in the river here. The ruins of an ancient castle stand in a picturesque, grassland setting overlooking the river on three sides. The castle was probably founded around 1240, and is the only native Welsh castle built of stone in this region.

The National Woollen Museum is 5 miles or so north-easterly at Drefach-Felindre, on the River Bargod, where a working commercial woollen mill can be seen in action. With its abundant supply of water power, the village became the hub of a flourishing woollen industry in the 19th Century when it was famously known as "the Huddersfield of Wales".



The bridleway



Looking back towards the village chapel







SERVICES: We understand that the property is connected to mains electricity, mains water and mains drainage. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX: We are informed that the property is within Council Tax Band "E" (Carmarthenshire County Council)

FIXTURES & FITTINGS: Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

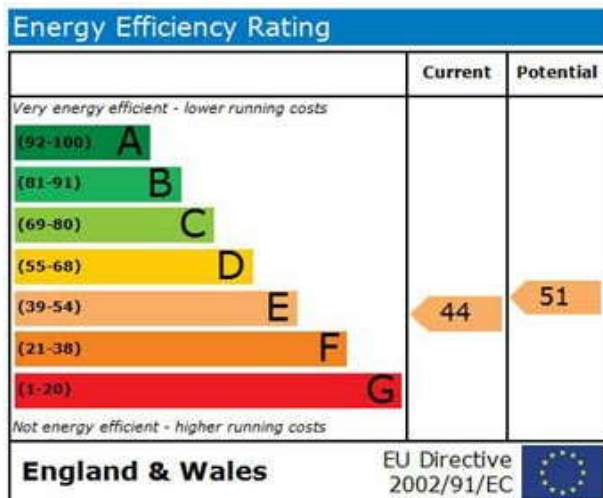
TENURE & POSSESSION: We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING: Only by prior appointment with the Sole Selling Agents –

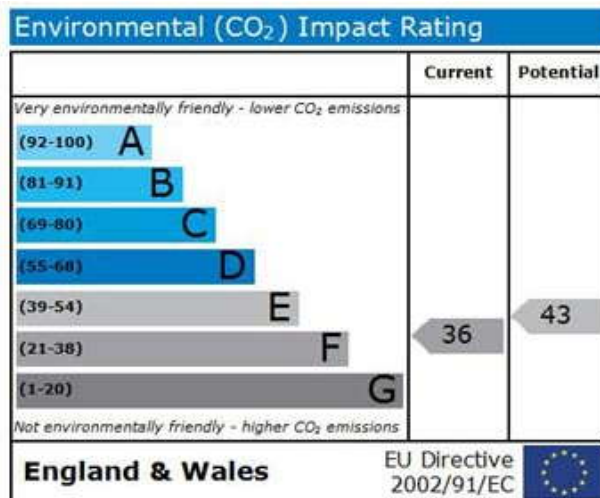
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ENERGY PERFORMANCE:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

NOTES:

PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

PROFILE HOMES

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