

Ref: 0coe30

Coed Glynteg, Caio, Carmarthenshire, SA19 8RB

An exceptionally well presented 4 Bedroom Home, with a sizeable detached Garage/Workshop (Annexe/Holiday Let Potential), in a Picturesque, Peaceful and Private setting. A nature lover's paradise with Landscaped Gardens, Summer House overlooking a Meandering Stream with Waterfall, and Woodland, the whole totalling circa 5 Acres.

Pumpsaint 1.8 miles, Lampeter 9 miles, Llandovery 9 miles, Llandeilo 13 miles, Carmarthen 23 miles.



Stunning Spacious Country Residence in beautiful established gardens and woodland. The house, we understand was built approximately 25 years ago of block construction on brick foundations with part rendered and part exposed stone elevations, under a slate roof. The accommodation is immaculately presented, with light, airy rooms which look out over the gardens and grounds.

Accommodation - Ground floor: Reception Hall, Kitchen, Dining Room, Utility Room, Cloakroom, Large Lounge, Conservatory, Two Bedrooms and a Bathroom. First Floor: Master Bedroom with En Suite Bathroom and Dressing Room, further Double Bedroom with En Suite Shower room. (EER: D).

Detached Garage & Workshop – Circa 40' x 20'. Whilst currently utilised as garaging and a workshop, with footings already in place, we believe this building would make an ideal self-contained annexe or holiday let. Subject to any necessary planning permission / building regulations.

Gardens & Grounds – Circa 1.5 acres of established landscaped gardens and circa 3.5 acres of deciduous woodland.

Location - Situated on a quiet country lane in the Cothi Valley region of north-eastern Carmarthenshire, a rural idyll for country and nature enthusiasts, Coed Glynteg is some quarter of a mile from the picturesque village of Caio, where there is a chapel and ancient church. There is a twice weekly bus service to Lampeter. Across the lane is the boundary of the National Trust-owned Dolaucothi Estate, which contains the famous Roman Gold Mines and numerous marked footpaths, bridleways and riverside picnic areas, whilst Caio forest is nearby, renowned for excellent walking and riding opportunities. The village of Pumpsaint is 1.8 miles away where you can enjoy the hospitality at the Dolaucothi Arms public house, there is also an agricultural merchant and visitor centre. Another public house, 'The Bridgend Inn' is a short drive away. Llandovery and Lampeter are both about 9 miles distant, with Carmarthen 23 and Swansea 36 miles away. The A482 road is 1¼ miles distant, providing a good route across the region and giving access to the main A40 trunk road at Llanwrda.

Guide Price: £475,000

THE ACCOMMODATION:-

Beautifully presented with a welcoming ambiance. The residence has oil-fired central heating and uPVC double glazing.

Ground Floor –

- ENTRANCE PORCH:** Three steps lead from the front pathway to a large, open-fronted Porch with pitched roof and stone fascia, overhead light, windows to either side, and a flag stone floor. Partially glazed uPVC front door with partially glazed panel to one side leads into the Reception Hall.
- RECEPTION HALL:** 20'6" x 9'8" increasing to 13'. A spacious, welcoming reception area with a central turning staircase with balustrade to the first floor. Window to the front aspect. Walk-in cloaks cupboard. Doors to:-
- DINING ROOM:** 19'10' x 11'1". Laminate Oak wood flooring, window to the front, opening to the kitchen, double doors to the lounge and door to the utility room.
- KITCHEN:** 19'10" x 11'. Range of wall and base units with wood effect work surfaces. 1 ½ bowl ceramic sink with mixer tap and single drainer. Rangemaster dual cooker with gas hob and concealed extractor over. Tiled splashbacks. Integral dishwasher, integral fridge and freezer. Dual aspect, window to the front and side and double French doors to the side veranda. Ceiling downlights, tiled floor.
- UTILITY ROOM:** 9'8" x 7'6" max. White wall and base units with work surface over, stainless steel sink with mixer tap and single drainer. Tiled splashbacks. Plumbing and space for a washing machine and tumble dryer. Grant oil-fired boiler. Quarry tiled floor. Half glazed uPVC door to the rear courtyard. Door to a cloaks cupboard and further door to the cloakroom.
- CLOAKROOM:** White suite comprising low level W.C. and wash hand basin. Window to the rear aspect.
- Double doors from the dining room lead into the lounge.
- LOUNGE:** 19'10" x 19'10". Impressive exposed stone built fireplace with timber mantle shelf above, housing a 'Villager' multi-fuel cast iron stove on a raised stone hearth with a T.V. display plinth to one side. Dresser display unit. Windows to the side and rear aspects. French doors to the veranda and gardens, and further French doors to the conservatory.
- CONSERVATORY:** 16' x 13'3" max. Victorian-style, double glazed glass panels and windows all round with tinted polycarbonate roof. Tiled floor. French doors to the rear patio, courtyard and gardens.
- Accessed from the reception hall:-
- BEDROOM 3:** 11'6" x 9'2". Window to the rear aspect.
- BEDROOM 4:** 9'6" x 9'6". Window to the front aspect.
- BATHROOM :** 9'8" x 8'2". Contemporary white suite comprising of a P shaped bath with shower over and shower screen, pedestal wash hand basin, fitted mirror and shaver point, bidet, and low level W.C. Tiled splashbacks. School style radiator with towel rail. Extractor fan. Tiled floor, window to the rear aspect.

First Floor –

SPACIOUS LANDING: 21'7" x 10'8" increasing to 12'7". A turning staircase leads from the reception hall to a galleried landing. Eaves storage cupboards. Window to the front aspect. Doors to:-

MASTER BEDROOM SUITE: 21'7" x 10'8". Two windows to the side aspect. Linen cupboard. Doors off to the Dressing Room and En Suite Bathroom.

Dressing Room: 10'9" x 7'8". Currently used as a study. Built in wardrobes. Window to the front aspect.

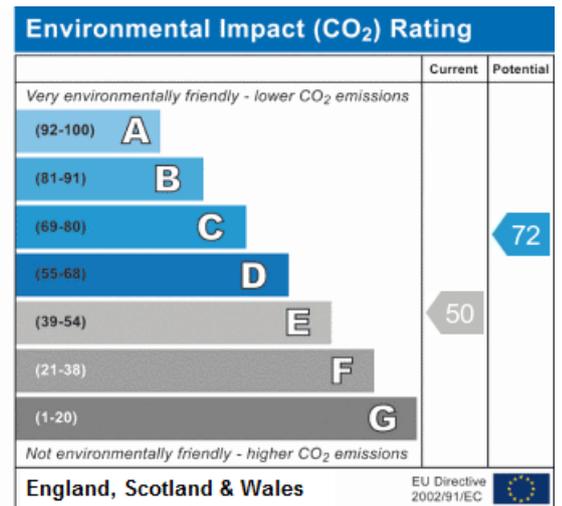
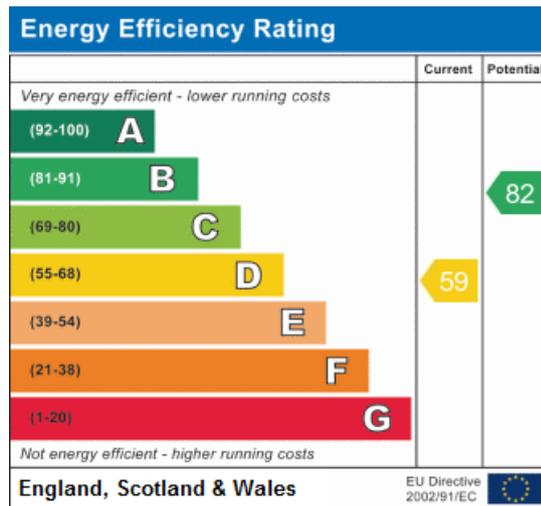
En Suite Bathroom: 11'4" x 10'8" max. White suite comprising of a bath, vanity unit with inset wash hand basin, fitted mirror, light and shaver point over, low level W.C. bidet, heated towel rail. Large walk-in shower enclosure, partially tiled walls and tiled floor. Velux roof window to the side aspect.

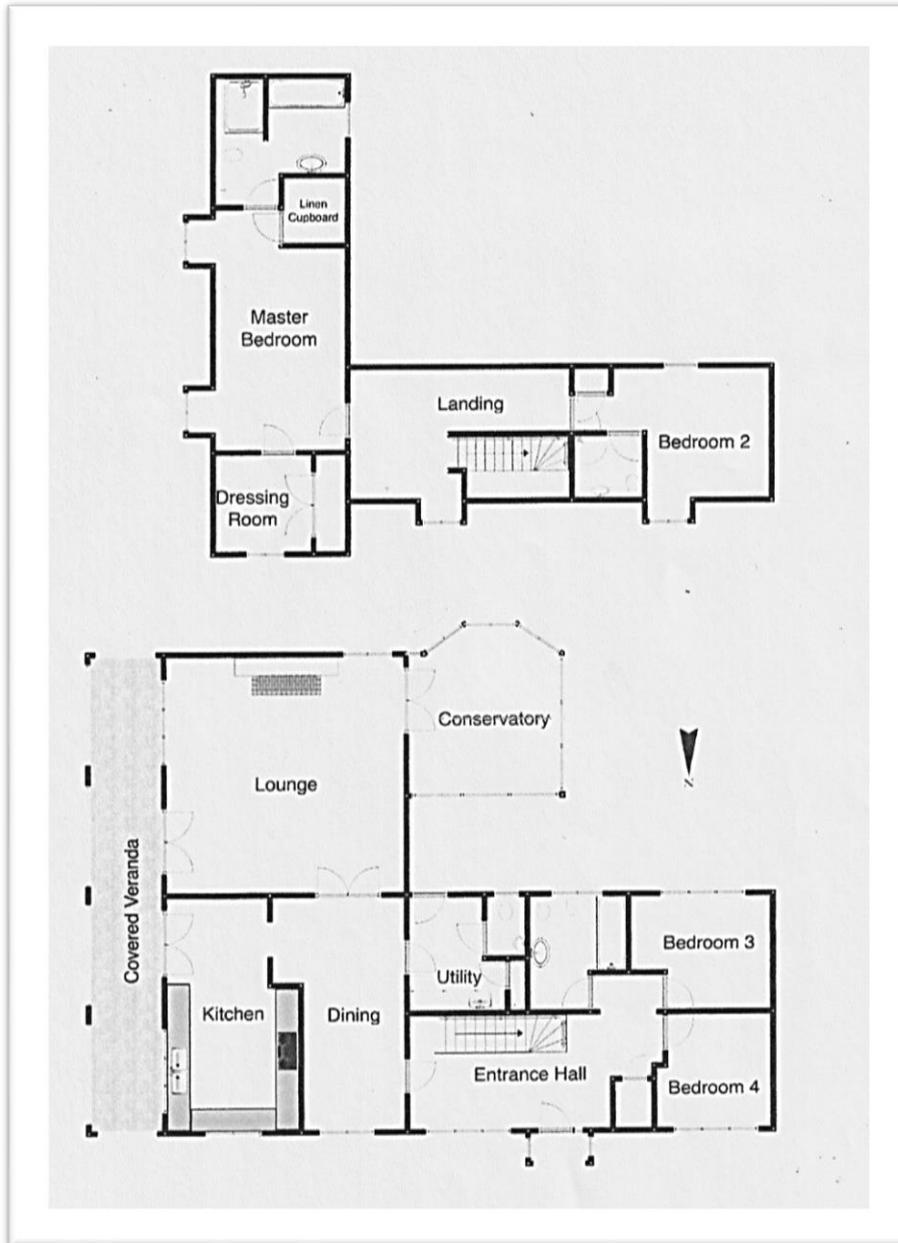
BEDROOM 2: 13'2" x 10'10". Built in wardrobe, window to the front aspect and Velux roof window to the rear. Ceiling downlights. Door to the en suite shower room.

En Suite Shower room: 5'8" x 5'. White suite comprising corner shower enclosure, vanity unit with inset wash hand basin, low level W.C. Heated towel rail. Fitted mirror with light and shaver point. Ceiling downlights. Half tiled walls, tiled floor.

Floor plans page 4

Energy Performance Figures





EXTERNALLY

THE APPROACH:

The property is accessed from a quiet county lane, through a choice of two walled and pillared entrances with cattle grids and pedestrian entry gates, leading to an in-and-out tarmac driveway which is bounded on both sides by well-stocked shrubberies containing a myriad of specimen bushes, trees and plants.

DETACHED GARAGE & WORKSHOP: 40' x 20'. Of timber construction with brick-built foundations, concrete floor, power and light, comprising:-

Garage: 20' x 20'. Accessed via double doors to the front. Door to the rear. Stainless steel sink with cold water tap and wall-mounted hot water immersion heater. Double doors into the workshop/store room.

Workshop/Store Room: 20' x 20'. Window to the front and side. Side pedestrian door and double doors into the garage area.

Adjoining Single Garage/Store: 15' x 8'. Double doors to the front and pedestrian door at the rear.

The main section of this building (40' x 20'), has, we understand, been built over brick foundations and would, in our opinion, be eminently suitable for conversion to further living accommodation if required such as a self-contained annexe or holiday let, (subject to obtaining any necessary planning permission/building regulations).

ADJOINING THE GARDENS & WOODLAND:

The grounds of Coed Glynteg extend to approximately 5 Acres, comprising c.1½ acres of delightfully diverse, landscaped gardens and c.3½ acres of ancient bluebell woodland. The front boundary of the property borders National Trust protected woodland.

The charming gardens have been cleverly designed for ease of maintenance, and are extensively stocked with trees, shrubs, perennials and bulbs. They are terraced with steps and pathways leading to a cascading stream spanned by a 20ft. bridge across to the Summer House area.

The level area around the house has a lawn, borders, patios, a stone-built Folly (housing the septic tank manhole and doubling as a potting shed), a large pond, a Gazebo overlooking the gardens, and a pillared Veranda. There are also two Greenhouses.

The woodlands consist of mainly oak, birch and ash and provide all the fuel needed to run the multi-fuel stove. Bluebells and bilberries are prolific in season, and the grassed areas running down to the gardens are well stocked with daffodil bulbs.

SERVICES: We understand that the property has mains water and mains electricity. Drainage is provided by a private system. The residence has oil-fired central heating and double glazing. Telephone line 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 "G" £2,537 per annum. (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:**By prior appointment only with PROFILE HOMES****Tel: 01550 777790****Email: contact@profilehomes.com****Website: www.profilehomes.com****LOCATION:**

The pretty village of Caio is about ¼ mile from the property. Nestling in a steep-sided valley, the village has a chapel and ancient parish church, St. Cynwyl's (one of the oldest in Wales). Access to the A482 road is 1¼ miles west, providing a good route across the region, leading southwards to the main A40 trunk road, and north-westerly to Lampeter and on to Aberaeron on Cardigan Bay. The M4 Motorway is 2¼ miles southwards at Pont Abraham. The nearest railway halt is at Llanwrda, 7½ miles south, on the scenic Heart of Wales line, which runs from Swansea up to Shrewsbury over 121 miles through wonderful countryside. Crugybar village is about a mile to the south, with a chapel, pub, 'The Bridgend Inn', and the Felin Newydd Water Mill (a working corn mill with craft shop).

Pumpsaint village is less than 2 miles north-west, with a public house 'The Dolaucothi Arms', agricultural merchant and visitor centre. Fuller town amenities are available at Llandovery, 9 miles to the east, and Lampeter, 9 miles to the north-west.

Across the lane from the property is the boundary of the National Trust-owned Dolaucothi Estate, which extends for several miles and contains the famous Roman gold mines set amidst wooded hillsides overlooking the Cothi valley.

This beautiful, unspoilt area, rich in wildlife and magnificent scenery, is ideal for outdoor leisure activities such as walking, fishing, horse riding, cycling and bird watching. The famous red kite, buzzards and a variety of other birds can be found in this locality (there is a Red Kite Visitor Centre at Pumpsaint). The Dolaucothi Estate was bequeathed to the National Trust in the early 1940s, and is criss-crossed with waymarked footpaths, bridleways and riverside picnic areas. Trails lead up into the mountains for the more adventurous. The lane through Caio village disappears into Caio Forest, a large area of mainly coniferous woodland lying to the north and north-east of the village, covering about 25 square miles and providing excellent walking and horse riding. Golf is available at Llandovery 9 miles away and Llandybie, 19 miles away, and the Carmarthen Golf Driving Range is 24 miles south-west.

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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