

Ref: 0gil44

Gilfach Wen, Caio, Llanwrda, Carmarthenshire, SA19 8PU.

Set in a rural yet convenient location an attractive and spacious 4 Bedroom Country Residence with potential for an integral self-contained annexe or small holiday let. Enclosed garden with a further small paddock of approximately ¼ of an acre situated across the lane. Extensive walking, cycling and horse riding opportunities in Caio Forest, which is close by.

Pumsaint 2 miles, Llanwrda /A40 6.2 miles, Llangadog 10 miles, Llandovery 9 miles, Llandeilo 12 miles, Lampeter 10 miles.



This deceptively spacious country home has recently undergone some improvement works but it would benefit from some further cosmetic updating.

Ground Floor: Entrance Porch, Open Plan Living Room/Dining Room, Kitchen, Family Room, Bedroom /En Suite Bathroom and Laundry/Utility Room.

First Floor: 3 Bedrooms and a Bathroom.

Grounds – In addition to the front and side gardens a C.1/4 of an acre paddock across the lane consisting of a lane side hardstanding parking area and grassed area beyond with former hen housing shed.

Locality: Rural yet easily accessible location close to the pretty village of Caio where extensive walking, cycling and horse riding can be enjoyed in Caio forest. The village of Pumsaint is 2 miles away with the Dolaucothi Arms, a local pub offering food, local beer and B&B, an agricultural merchant and a visitor centre. Within easy driving distance of amenities via the A482 and the A40/ Llanwrda Village with shop 6.2 miles away. A good range of larger village amenities can be found at Llangadog 10 miles away, whilst the popular Towy Valley market towns of Llandovery, 9 miles, and Llandeilo, 12 miles, offer fuller amenities. There is a well-known public school in Llandovery. There are numerous visitor attractions within easy travelling distance and the Cardigan Bay and Carmarthen Bay coasts are less than an hour's drive away. The County Town of Carmarthen is 24 miles distant with excellent shopping, multi-screen cinema, general hospital, and main line railway station. From here the A48/M4 link road can easily be accessed.

Price: £325.000 No Onward Chain

THE ACCOMMODATION:

Having recently benefited from some improvement works to include a new combination Calor Gas Boiler and a modern 'Onion' Septic Tank. There is easy scope to create a self-contained annexe wing or holiday accommodation. Benefitting from double glazed windows throughout and solar electricity panels.

Ground Floor –

ENTRANCE PORCH:	Open fronted porch with a pitched slate roof, fully glazed door leading into the open-plan living room.
OPEN-PLAN LIVING ROOM/DINING ROOM:	22'6" x 22'2". L Shaped room. Exposed ceiling beams and timbers. Fireplace housing a wood burning stove on a slate hearth. Two windows to the front and windows to both side aspects. Tiled floor. Staircase to the first floor. Door to the family room and archway to the kitchen.
KITCHEN:	12' x 7'10". Range of medium Oak wall and base units with granite effect worksurfaces over and tiled splashbacks. 1½ bowl stainless steel sink, double eye level ovens, 5 ring gas hob and chimney hood style extractor fan. Space for an under counter fridge freezer. Ceiling down lights, tiled floor, window to the side aspect.
FAMILY ROOM:	21'8" x 7'2". Accessed from the dining area via double fully glazed French doors, window to the side and French doors to the other side elevation accessing the side garden. Ceiling downlights, two built in cupboards, tiled floor.
BEDROOM 1:	14'6" x 10'6". Vaulted ceiling with exposed A Frames and purlins, tiled floor. Window to the side aspect. Door to the bathroom.
EN SUITE BATHROOM:	11'7" x 8'5". Corner bath, pedestal wash hand basin, low level W.C. Shower cubicle. High level window to the side elevation, ceiling downlights and tiled floor.
LAUNDRY/UTILITY ROOM:	8'10" x 6'5". Range of shelving and full length work surface. Tiled floor. Built in cupboard. Plumbing for a washing machine. Extractor fan.
FORMER BOILER ROOM:	13'8" x 4'1". External access from the side garden. Two windows to the rear and double French doors to the side. Wooden floor in need of remedial works.

First Floor –

LANDING:	Staircase from the living room leads to the first floor landing. Window to the side aspect, loft access, exposed floorboards. Doors off to the three bedrooms and bathroom.
BEDROOM 2:	12'10" x 10'4". Exposed floorboards, window to the rear.
BEDROOM 3:	12'3" x 10'. Window to the front with lovely far reaching countryside views. Exposed floorboards. Two built in wardrobes.

BEDROOM 4:	10'7" x 7'6". Window to the front with lovely views. Exposed floorboards.
BATHROOM:	9'3" x 9'. New panelled bath, pedestal wash hand basin, low level W.C., heated towel rail, tiled floor. Ceiling downlights, window to the rear. Large airing cupboard which houses the recently installed Calor Gas combi boiler.
EXTERNALLY:	
THE APPROACH:	The property is approached via a council maintained country lane and has a wide gravelled forecourt with a five bar gate leading to a further gravelled parking area providing vehicular parking. Further parking across the lane.
GARDENS & LAND:	There is a level lawn to the front and beyond the parking area a large pea gravel patio and banked area planted with a plethora of plants. To the rear of the house there is a small courtyard with pedestrian access to the lane. Across the lane there is a large hardstanding parking area and beyond this at a lower level a grassed paddock amounting to circa ¼ of an acre.
SERVICES:	We understand that the property is connected to mains electricity, mains water and a private septic tank drainage system. Calor Gas fired central heating from the Combi boiler. There are also solar panels which supplement the house electricity usage and we are informed provide a small additional income from any surplus electricity. 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 Council Tax Band is "to be advised". (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:

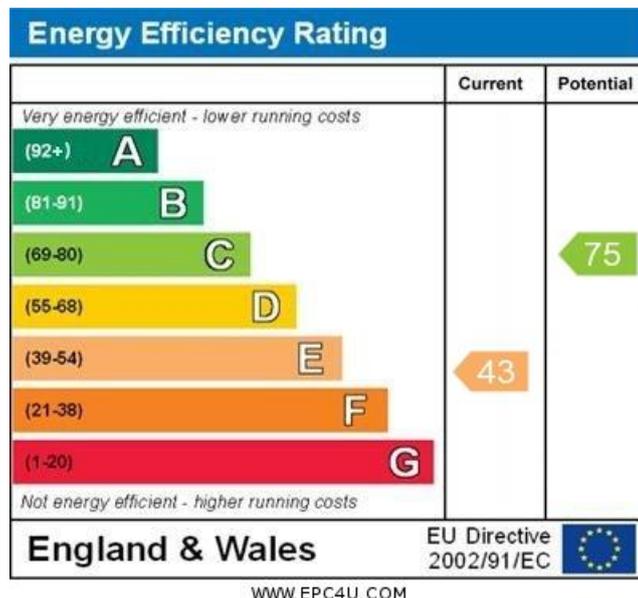


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THE LOCALITY:

Llanwrda's village amenities are about 6.2 miles southerly, including a convenience store, village hall, church, and a small railway station on the outskirts on the scenic Heart of Wales country (Swansea to Shrewsbury. Swansea provides regular inter-city services to London). The old village is near the junction of the A40 and the A482, by the River Dulais, which flows south-easterly to join the larger Towy River beyond the A40. The Brecon Beacons National Park is within easy reach on the other side of the Towy neighbouring Llangadog, Llandovery and Llandeilo, and the region is popular for leisure activities such as walking, horse riding, cycling, fishing (with permits), bird watching, and sight-seeing, with numerous visitor attractions within easy travelling distance, including country parks and gardens, romantic castles, and the delights of the Welsh coast (less than an hour's drive).

Llangadog is 10 miles southerly, an old drovers' and market village at the fringe of the National Park, providing good local amenities including a primary school, doctor's surgery, general convenience store/post office, butcher's shop, pubs with restaurants, church, and a small Heart of Wales railway station on the outskirts.

Llandovery is 9 miles north-east of the property in the upper Towy Valley, surrounded by hills at the north-western edge of the National Park. There is a good selection of shops, a supermarket, doctor's and dentist's surgeries, hotels, cafes, restaurants, pubs, swimming pool, small community hospital, primary school, and a Heart of Wales railway station. The town has a mix of Georgian and Victorian architecture, Norman Castle remains, a Heritage Centre and a well-known public school (Llandovery College).

Llandeilo is 12 miles south-westerly, a popular and historic town with independent shops, pubs and eateries, main post office, health centre, primary and a secondary school. Llandeilo dates back to the 13th Century and occupies an elevated position by the River Towy. The town was once the medieval capital of Carmarthenshire, but the development of Llandeilo really grew in the 18th Century as a market town and banking centre for cattle drovers.

The Brecon Beacons National Park extends from Llandeilo and Llandovery in the west to Hay-on-Wye in the east, covering some 520 square miles, and incorporates the Black Mountain massif to the west, the Fforest Fawr, the Central Brecon Beacons and Black Mountains Range to the east. The scenery is spectacular and diverse including high mountain peaks, gorges, waterfalls, lakes, open hills and moorland, as well as wooded valleys and lowlands with soft rolling farmland and clear meandering rivers. There are Castles at strategic points on the boundaries – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and Carreg Cennen.

Lampeter is 10 miles north-westerly, in the Teifi Valley, a university and traditional market town at the foothills of the Cambrian Mountains.

Carmarthen is 24 miles south-westerly, the busy county town and commercial centre on the meandering Towy river, with excellent shopping, multi-screen cinema, university college, general hospital, and main line railway station, with main roads radiating out to all regions, including the A40, A48/M4 Link, A484 and A485. The celebrated **National Botanic Garden of Wales** is a few miles east of Carmarthen.

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.

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