



Cwmbwrwyn , New Mill, St Clears, SA33 4HY

Offers in the region of £975,000

Situated in a lovely rural location on the Carmarthenshire/Pembrokeshire borders this superb property offers the opportunity of purchasing a 5-bedroom farmhouse together with 3 self-contained holiday letting units. A range of stone outbuildings offer further potential for conversion (subject to the necessary planning consent)

The farmhouse is spacious, well presented having the benefit of oil-fired central heating and briefly comprises reception hallway, cloakroom, sitting room, dining room, living room, kitchen/breakfast room, utility and garden room. On the first floor there are 4 double bedrooms, one with en-suite, family bathroom and 5th bedroom/study.

The 3 letting units offer 2 and 3 bedroom accommodation conveniently located to the farmhouse. A range of buildings including a garage adjoin the main house.

Externally there is ample parking, spacious well-established grounds the side and rear together with a large area of woodland that runs down the valley totalling approximately 7 acres

LOCATION

Cwmbrwyn enjoys a delightful rural secluded location 3 miles from the small town of St Clears where you have a good range of amenities for day-to-day needs together with easy access on to the A40 to Carmarthen. The medieval Township of Laugharne is situated within a short drive is located on the Estuary of the River Tâf .

Pendine is nearby where you have 7-mile long beach where you can kitesurf, land yacht and enjoy many more sea-based activities. From Pendine you can join All Wales Coast Path which has a total length of 870 miles and spans the entire coastline of Wales. Along the path you can enjoy spectacular scenery, from soaring cliffs to golden sands.

Located just 25 miles from the M4 it is well situated and has a sound transportation infrastructure in place, the nearby Market Town Carmarthen has plenty to offer with many of the top named shops located there. Carmarthen is also the location of the West Wales General Hospital (Glangwili), Dyfed Powys Police Head Quarters and Trinity St Davids University.

The Pembrokeshire coastal towns and villages of Amroth, Saundersfoot and Tenby are all withing easy travelling distance making this the ideal location for holiday lettings and tourism.

DIRECTIONS



Travel West out of Carmarthen on the A40 to St Clears. From St Clears take the A477 and after a short distance turn off signposted Llanddowror. Travel through Llanddowror and carry on to the Old Mill Cafe, turn left here signposted New Mill. Follow this road to New Mill turn right and carry on up the hill and you will soon come to the entrance to Cwmbrwyn on your left.

THE FARMHOUSE



The original farmhouse has been extended over recent years and now offers spacious well-presented accommodation that is arranged as follows:

ENTRANCE PORCH

Front entrance door leading into the entrance porch. Sliding glazed doors open into the reception hallway and door off to cloakroom.

CLOAKROOM

With WC and wash hand basin, radiator, tiled walls and floor

RECEPTION HALLWAY



Stairs to first floor, doors leading off to all principal reception room and radiator.

SITTING ROOM 20'6" x 14'6" (6.27m x 4.42m)



A lovely spacious comfortable room with 2 large windows overlooking the garden providing good natural light, exposed beams, stone fireplace housing a Parkray fireplace and 2 radiators.



DINING ROOM 14'6" x 14'6" (4.42m x 4.42m)



Window overlooking the garden and radiator.

LIVING ROOM 15'9" max x 13'9" (4.81m max x 4.20m)



A large inglenook fireplace housing a Yotul multi fuel stove is a lovely feature of this room, window to front, radiator and exposed beams. Door to a spacious understairs cupboard, opening into the utility room and door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 19'8" x 15'10" (6.00m x 4.85m)



Fitted with a good range of wall and base units with granite worktops and incorporating a stainless steel sink unit, Neff oven, hob with extractor, integral dishwasher and space for American style fridge. Ample room for a dining table, large window to rear and patio doors, further exterior door to front, porcelain tiled floor and recessed spotlights to ceiling.



UTILITY ROOM 15'9" x 7'3" (4.81 x 2.21m)



The original kitchen for Cwmbwrwyn and still retaining the excellent range of wall and base units incorporating a 1.5 bowl stainless steel sink unit, electric hob with extractor over, plumbing for washing machine, radiator, Velux window, radiator and tiled floor.
Door and step down to the Garden room.

GARDEN ROOM 16'7" x 7'3" (5.07m x 2.21m)



Patio doors and windows to rear, radiator and a Velux window. Door leading back to the reception hallway.

FIRST FLOOR

Landing with Velux windows and doors off to:

BEDROOM 1 11'1" x 15'11" (3.40m x 4.86m)



Sloping roof with exposed beams and Velux Windows, radiator and door to en-suite.

EN-SUITE 10'2" x 7'11" (3.11m x 2.43)



Jacuzzi bath and massage shower enclosure, WC and vanity unit. Under eaves storage, fully tiled and Velux window.

BEDROOM 2 14'11" x 15'5" max (4.56m x 4.70m max)



Window overlooking garden and woodland beyond, range of fitted wardrobes including overhead storage cupboards.

BEDROOM 3 14'11" max x 14'6" (4.56m max x 4.44m)



Window overlooking garden and woodland. radiator.

BEDROOM 4 20'9" max x 10'5" (6.33m max x 3.18m)



Windows to front, vanity unit, radiator and exposed beams and stone walls.

BEDROOM 5/STUDY 10'4" x 6'0" (3.15m x 1.85)
Window overlooking garden and woodland, radiator.

FAMILY BATHROOM



Corner bath with Mira shower over and folding shower screen, wash hand basin, window and radiator.

SEPARATE WC

With WC and wash hand basin, fully tiled and radiator.

LETTING UNITS



The letting units provide a superb opportunity of starting up a successful business and Cwmbrywn's location being so convenient to many the holiday destinations in Carmarthenshire and Pembrokeshire makes this the ideal property and opportunity too good to miss.

A former outbuilding that has been converted into 3 self contained units all conveniently located within the courtyard. The vendors would consider selling the fixtures, fittings and furniture in each property at a valuation to be agreed.

The letting units are arranged as follows:

WOODLAND VIEW



Located on the first floor accessed via an external staircase which leads on to a balcony

OPEN PLAN LIVING ROOM/KITCHEN 15'8" x 11'7"
(4.78m x 3.55m)



Window with views towards the woodland, Kitchen area is fitted with range of base units incorporating a single bowl single drainer stainless steel sink unit, space for a cooker and fridge. Step up to the Dining area.

DINING ROOM 15'11" x 6'7"n (4.86m x 2.03n)



Windows to 2 aspects, exposed stone walls and beams, storage heater.

BEDROOM 7'10" x 10'9" (2.40m x 3.30m)



Window, exposed stone wall, built in cupboard housing a vanity unit, electric heater.

BATHROOM



Panelled bath with shower attachment, WC and wash hand basin, fan heater.

INNER HALLWAY

With airing cupboard and doors off to:

DRESSING ROOM



Vanity unit, shaver point, window and exposed beams.

BEDROOM 17'1" x 7'10" max (5.21m x 2.41m max)



Window storage heater and shower enclosure, exposed beams.

BEDROOM 17'9" x 9'8" (5.43m x 2.95m)



Velux window.

ELM VIEW



Located on the ground floor with the following accommodation:

OPEN PLAN LIVING ROOM/KITCHEN 21'7" x 11'9" max (6.60m x 3.60m max)



Kitchen area is fitted with a range of wall and base units incorporating a single bowl single drainer stainless steel sink unit, electric hob and extractor. Storage heater, windows to 2 aspects.

BEDROOM 13'8" x 7'10" (4.17m x 2.39m)



Window, built in wardrobe and storage heater

BEDROOM 9'8" ext to 15'8" x 7'6" (2.95 ext to 4.79 x 2.31)



Window, heater and built in wardrobe

BATHROOM



Panelled bath with shower over, wash hand basin and WC, Airing cupboard and fan heater..

THE FIRS



Located on the ground floor with the following accommodation:

OPEN PLAN LIVING ROOM/KITCHEN 17'1" x 14'4" max (5.22m x 4.39m max)



Kitchen area is fitted with a good range of wall and base units incorporating a single bowl single drainer stainless steel sink unit, electric hob and extractor. Window to 2 aspects and storage heater .



BEDROOM 14'2" x 7'7" (4.32m x 2.32m)



Window , storage heater.

BEDROOM 14'3" x 7'8" (4.36m x 2.36m)



Window and vanity unit, storage heater

SHOWER ROOM



Shower enclosure WC and wash hand basin, heated towel rail , electric fan heater and fully tiled.

STONE BUILDINGS



There are 2 stone buildings adjoining the main house that offer excellent potential for further conversion. We believe that planning has been approved in the past and that reserved matters may have been triggered with the conversion of the kitchen and main bedroom but we would recommend prospective buyers make their own enquiries with the local planning department of Carmarthenshire County Council. Currently used as a garage and storage space and houses the oil central heating boiler.

There is a further stone built outhouse at the rear again adjoining the house which also offer conversion potential.



THE GROUNDS



Access to Cwmbwyn is over a cattle grid which leads onto a gravel driveway where you have ample parking for the letting units as well as the main house.

The grounds surround the property with well established shrubs and mature trees. There are spacious lawn gardens to side and rear of the farmhouse and a patio running along the kitchen and garden room providing a lovely secluded area for BBQ's and entertaining during the summer months.





THE WOODLAND



There are paths leading down to the woodland which runs down the valley alongside a stream and is made up of mixture of native broadleaf trees,

During the spring months the woodland is filled with bluebells and it also contains the ruins of an old water mill.

So much can be done to this area to incorporate into the holiday lets such as woodland walks, activity and picnic areas, there is so much potential to provide the idyllic country holiday.



LAND PLAN

Please note that the attached land plan is for reference only and that the vendors are retaining two of the former letting units for their own use and has not been take off the attached plan. These cottages can be purchased by separate negotiation. The vendors are in the process of getting a new plan drawn up.

PLEASE NOTE



There is an option to purchase the adjoining pair of cottages called The Willows and Ashtree Lodge .

Further details from the agents

SERVICES

Mains water and electric. Private drainage.

COUNCIL TAX

We are advised that the Council Tax Band for Cwmbreyn is H

The Firs and Elm View are Tax band A

Woodland view is Tax band B

FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

We also require 2 forms of identification, on being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address .

CONTACT NUMBERS

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e mail sales@bj.properties

Floor Plans

GROUND FLOOR

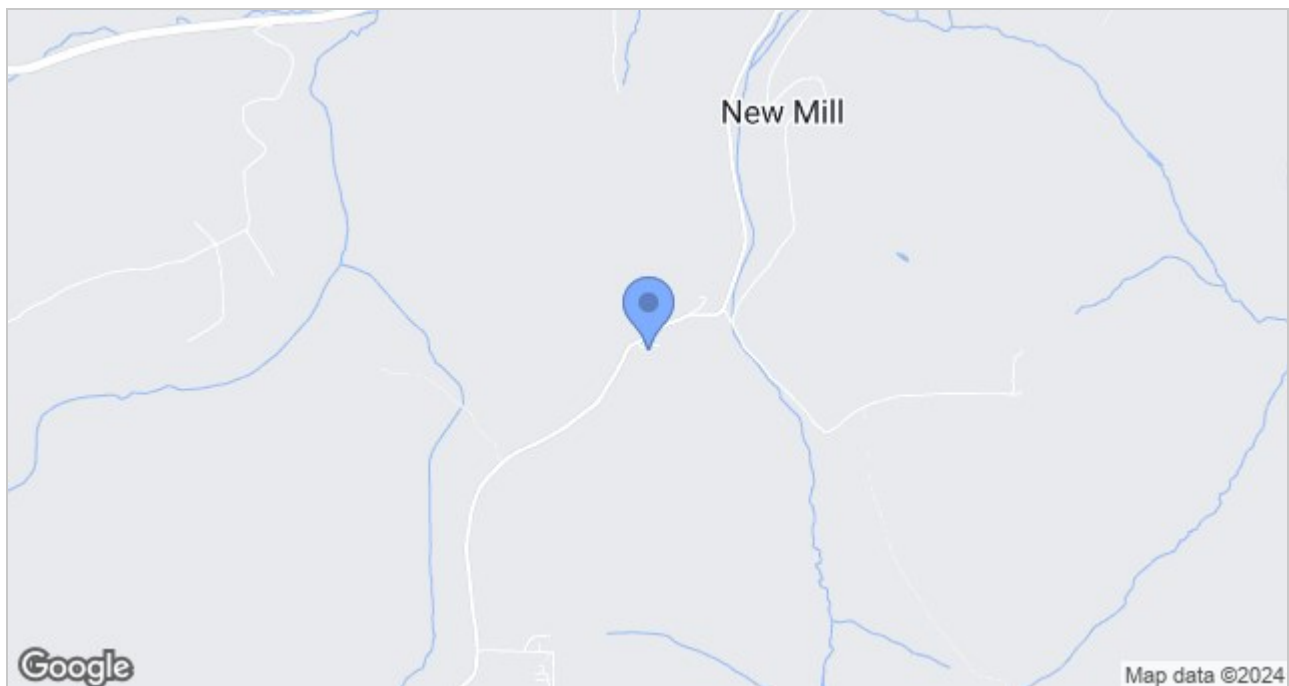


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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ELM VIEW



THE FIRS



WOODLAND VIEW



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