



## **Ty Celyn , Cwmffrwd, Carmarthen, SA31 2NB**

**Offers in the region of £595,000**

An opportunity to live the rural Welsh life in a quiet valley location, with ponds, woods, fields and a paddock, yet only 1.5 miles from the County town of Carmarthen. The grounds are a particular feature of this delightful property, amounting to 3.6 acres; the Nant Cwmffrwd runs through the grounds.

Ty Celyn (Holly House) is a stunning detached property, with origins more than 100 years old. The house has river stone (from Nant Cwmffrwd) and terracotta colour elevations, full of charm and character and has been sympathetically developed and extended over the past twenty years by the current owners since being rebuilt in 1990. This property briefly comprises a detached cottage-style residence with the benefit of mostly oak-framed, high efficiency, double glazed windows and oil central heating with lounge and dining room both having wood fired stoves, study and a beautifully fitted kitchen with a Rayburn cooking range. This oil fired 480k Rayburn also supplies domestic hot water and the central heating. The owners currently reduce heating costs by using logs harvested from Ty Celyn Woods

Ty Celyn has no water bills since there is a private 200 ft deep pumped borehole supply for all domestic water and septic tank to deal with sewage disposal. On the first floor there are 3 bedrooms, including a large master bedroom (4.20m 4.80 ext to 5.55m) and a bathroom with a walk-in 'wet-room' shower with rainfall head. Detached garage and utility area with storage rooms above. It has its own independent oil-fired boiler and oil tank for central heating and hot water. There are two stables and a tack room, with outbuildings that surround the stable yard for hay, logs and machinery.



## LOCATION & DIRECTIONS



**\*\*SECLUDED**  
**\*\*SHIELDED FROM ADVERSE WEATHER**  
**\*\*CONVENIENT TO CARMARTHEN TOWN**  
**\*\*MANY MULTI NATIONAL STORES AND SUPERMARKETS NEARBY**  
**\*\*COMPLETELY RENOVATED**  
**\*\*COMFORTABLE WELL PRESENTED ACCOMMODATION**

Ty Celyn enjoys the most delightful secluded location, nestled in a valley surrounded by woodland and farmland and bordered by Nant Cwmffrwd. Ideal if you're looking for peace and quiet, yet conveniently located only 1.5 miles from Carmarthen with its fast rail links.

Carmarthen is the County town of Carmarthenshire lying on the River Towy, 8 miles north of its estuary in Carmarthen Bay. The town centre boasts a modern shopping centre and small traditional shops, a good range of restaurants, coffee shops, cinema and the Lyric Theatre as well as two secondary schools in both English and Welsh mediums with the Welsh secondary school (Bro Myrddin) located nearby. You will also find the Pibwrlwyd Campus of Coleg Sir Gar located between Cwmffrwd and Carmarthen

On the outskirts of town you will find the West Wales General Hospital at Glangwili, the Headquarters of Dyfed Powys Police, The Trinity St.Davids University and the Headquarters for S4C. The town is well served by a mainline railway station with direct routes to Swansea, Cardiff and Paddington and there is easy access on the A48 which links on to the M4.

## DIRECTIONS

From Carmarthen take the A484 Llanelli Road to the village of Cwmffrwd. Shortly after passing Little Bambinos nursery turn left down a lane, immediately before the road sign, which is green council maintained lane. Carry on down this lane and Ty Celyn will shortly be found on your right just after crossing Nant Cwmffrwd.

## ACCOMMODATION

The accommodation of approximate dimension is arranged as follows:

### RECEPTION HALLWAY

With exterior studded oak front door and a stable door to rear. Recess housing a hanging rail cloaks area and radiator, exposed stone wall, flagstone floor, radiator, double doors opening into the lounge, door off to Dining room. Part glazed, oak stable door leading to GARDEN SHED with an adjoining lean to covered area providing a coal bunker and log store. Door to Cloakroom.

### CLOAKROOM

With WC and vanity unit, radiator, small window to front with Rose & Daffodil stained glass,

### LOUNGE 13'8" x 15'7" max (4.19m x 4.77m max)

Windows to rear and side elevation, French doors opening out onto a flagstone patio, wood burning stove set on a slate hearth, Flagstone floor with fossils and 2 radiators.

Sound system comprising 6 ceiling speaker and sub-woofer, amplifier and 37 inch Toshiba TV





DINING ROOM 19'2" x 13'11" (5.86m x 4.26m)



Window to rear, stair to first floor with understairs storage, wood burning stove with attractive wood surround, 2 radiators, arched recess and cupboard housing the hot water tank, tiled floor, ceiling speaker linked to the lounge sound system. Doors off to study and kitchen.



STUDY 7'6" x 7'0" (2.29m x 2.15m)



Window to front and radiator, 'click-lock' wood style floor.

KITCHEN 14'0" x 9'5" (4.27m x 2.88m)



Fitted with a good range of wall and base units in sage green with complimentary Baltic Green granite work tops incorporating a Belfast sink unit with mixer tap. dishwasher, an induction hob with extractor hood over, Convection microwave oven above workstation on rollers. The Bosch dishwasher, Siemens fridge/freezer and the convection microwave will be included on the sale. An oil fired Rayburn cooking range, fitted with modern twin Ecoflam burners, which also heats the hot water and central heating. Window to 3 aspects, exposed beams to ceiling, radiator and an electric radiator, tiled floor exterior stable door to front patio area.





## FIRST FLOOR



Half landing with radiator and window to rear, part carpeted and part solid oak floor. Main landing with access to loft and airing cupboard. Doors off to.....

**BEDROOM 1** 13'9" 15'8" ext to 18'2" (4.20m 4.80 ext to 5.55m)



Windows to 2 aspects, 2 radiators and polished solid oak floor.



**BEDROOM 2** 14'1" x 7'6" (4.30m x 2.31m)



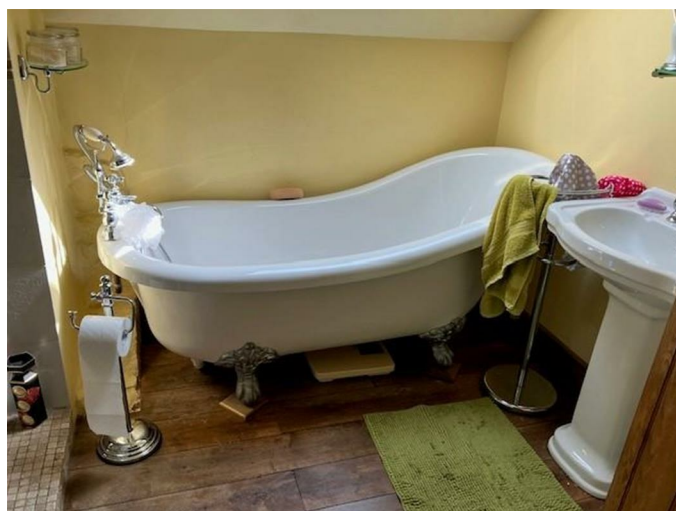
Window to front, radiator and built in wardrobe/storage, carpeted floor.

**BEDROOM 3** 8'9" max x 11'0" (2.68m max x 3.36m)



Window to rear, radiator and storage cupboard, carpeted floor.

**BATHROOM** 9'8" max x 7'5" (2.97m max x 2.28m)



Large walk in shower enclosure/wet room with glass brick wall, 6' slipper bath with claw feet, WC and Wash hand basin, radiator and heated towel rail and a Velux style window, solid oak floor.





The utility room (3.73m x 2.87m) is fitted with a range of base units and under-counter fridge and incorporates a stainless steel sink unit, plumbing for washing machine and space for tumble dryer. There is a double radiator and an airing cupboard incorporating the hot water cylinder, stairs to first floor. To the rear of the utility room there is a door to a

SHOWER ROOM with electric shower and enclosure, vanity unit, WC and radiator. Door to stable yard

FIRST FLOOR landing with radiator and door to spacious area 5.71m x 3.07m with 2 Velux windows and 2 radiators. The upstairs utility area is currently used for storage.



#### GARAGE/UTILITY AREA



The separate double garage (6.65m x 5.63m) has a 2.75m roller shutter door as well as a pedestrian door, workbench and floor to ceiling, approximately 5m, shelving. This building has an oil-fired boiler supplied from its own oil tank that supplies hot water and central heating to the ground and first floor. From the garage there is access to the utility room.







STABLES AND OUTBUILDINGS



Further store shed located to the rear of the garage



Stable yard enclosed on three sides, 2 loose boxes with an adjoining tack room all under a covered walkway.

Open fronted log store and an adjoining store shed. There is a further store shed located to the rear of the garage, previously used as a hay store, now housing machinery.

**GARDEN SHED** with an adjoining lean to covered area providing a coal bunker and log store.

Located beyond the paddock is the pond field with a further **STORE SHED** formerly used as a duck house



Garden shed with an adjoining lean to covered area providing a coal bunker and log store,



Located in the nearby paddock close to **THE POND FIELD** is a further stone shed formerly used as a duck house.

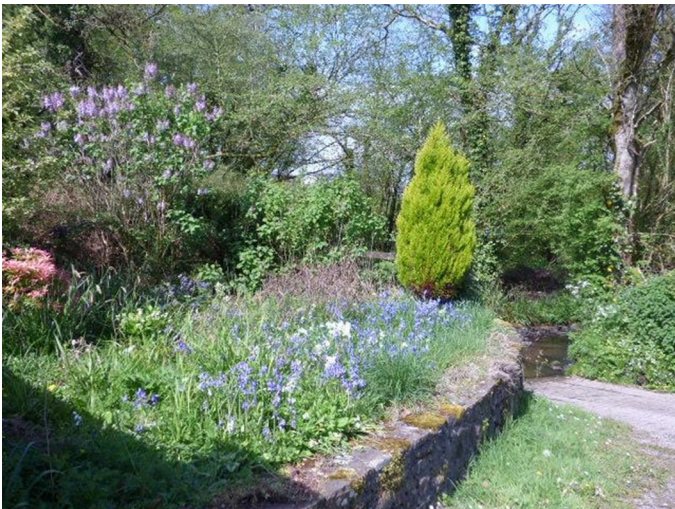


## EXTERNALLY



Double gated access leads on to a spacious drive which provides ample parking and turning, leading to the stable yard and side of the garage.

Patio to the front of the dwelling with stone steps leading up to a lawned garden. Off the lawned garden is a small former vegetable garden.



## THE GROUNDS



In all the property stands in 3.6 acres or thereabouts and are truly one of the most attractive features of this lovely property.

A level paddock is directly in front of the lawn, leading from the patio that runs along the Nant Cwmffrwd. A gate leads to the POND FIELD where 3 large ponds have been created where the Nant Cwmffrwd formed an oxbow lake.

There is a 13amp power supply to just beyond the first pond.

The other side of Nant Cwmffrwd river are 2 fields with 2 separate fenced areas of woodland.

Before the entrance to Ty Celyn is a ford and footbridge that provides access to the fields and woodland. Apart from the Nant Cwmffrwd entry and exit, the property is fully fenced.

NOTE The lane leading from the A484 to Ty Celyn together with the ford and footbridge are maintained and serviced by the Council, The council also cuts back the hedges in the lane .

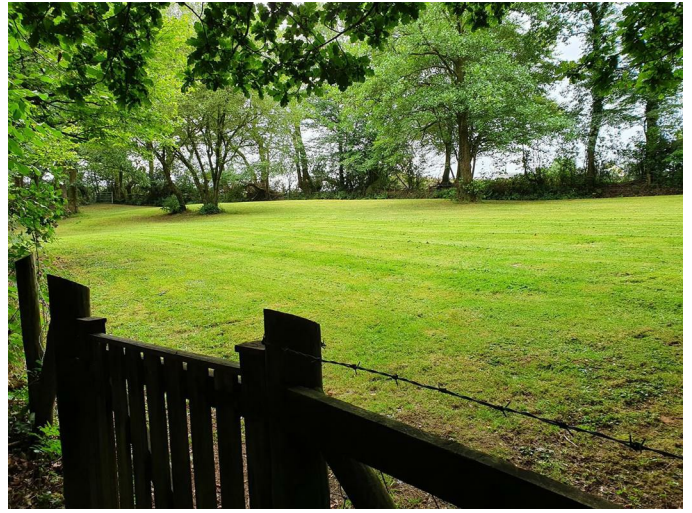
The attached photos were taken at different times and we strongly recommend viewing the property to fully appreciate its location, the grounds , the ponds and woodland and to walk amongst it.

PLEASE NOTE There is a range of machinery available by separate negotiation including a John Deer 170 automatic mulching tractor with trailer, 0.8 tonne tracked digger with 3 buckets and hedge cutter attachment. electric log-splitter, branch chipper(petrol) and chainsaw.









#### SERVICES

Mains electric. Private water supplied and pumped from a 200' deep borehole and septic tank drainage . Independent and separately-supplied oil central heating to the house and the garage/utility building.

#### COUNCIL TAX

We are advised that the Council Tax Band is G

#### 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.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one 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

Telephone Number 01267 240002

Out of Hours 07572310493

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Floor Plan

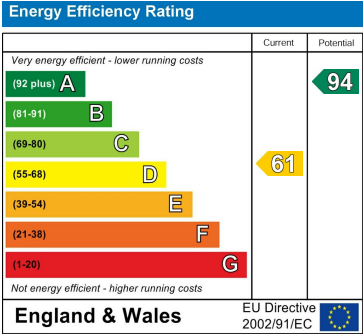


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Energy Efficiency Graph



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