



Gwynfryn, Cwmfelin Mynach – SA34 0DH

Offers in Region of £269,950

jimorris.com

Gwynfryn

Cwmfelin Mynach, Whitland

A desirable semi-detached house with large garden, far reaching country views, ample off road parking and garage/workshop, situated within the popular small village of Cwmfelin Mynach. This well kept home boasts spacious accommodation with 3/4 bedrooms, a bright and airy kitchen/diner, large conservatory, cosy living room, a ground floor study or 4th bedroom and 2 bathrooms (one on each floor). Viewing is essential to appreciate this excellent sized house and grounds on offer.



Situation

Cwmfelin Mynach is a small rural village in the heart of the west Carmarthenshire countryside, close to the border with the coastal county of Pembrokeshire which is renowned for its outstanding natural beauty. Approximately 7 miles distant is the small town of Whitland and some 10 miles or so St. Clears and the A40 dual carriageway with M4 road links. Both Whitland and St. Clears offer a good range of local services and facilities that cater for most everyday requirements with the County town of Carmarthen, which offers an extensive array of services and facilities also being within easy reach.

Entrance Hall

Accessed via a frosted double glazed front door, radiator, stairs rise to first floor, door to:

Living Room

Double glazed window to front, stone built fireplace and low level shelving, radiator, door to inner hallway, door to:

Inner Hall

Understairs storage cupboard, built in storage cupboard, doors to Bedroom 4/Study and Bathroom.

Kitchen / Diner

Fitted with a range of wall and base storage units with worktops over, single drainer sink, 4 ring electric hob, pull out extractor hood, eye-level double oven, part tiled walls, integrated dishwasher, tiled flooring, double glazed window to rear, space for table and chairs, double glazed sliding patio doors to rear, radiators, double glazed door to conservatory and door to:

Utility

Fitted with a range of wall and base storage units with worktops, plumbing for washing machine, space for further white goods, oil fired boiler serving the domestic hot water and central heating, tiled flooring, radiator, part tiled walls, double glazed windows to front and side, built in airing cupboard.

Conservatory

Double glazed windows around with views into the garden, radiator, tiled flooring, external doors to both sides.

Bedroom 4 / Study

Double glazed window to front, radiator, door back to entrance hall.

Bathroom

Comprising a bath, corner shower cubicle, WC, pedestal wash hand basin, tiled floor, tiled walls, heated towel radiator, radiator, frosted double glazed window.

First Floor Landing

Access to loft space, doors to:

Bedroom 1

Double glazed window to rear, radiator, external double glazed sliding patio doors to roof balcony.

Bedroom 2

Double glazed windows to front and rear, feature fireplace, radiator, built in wardrobe, feature fireplace,

Bedroom 3

Double glazed window to front, radiator, built in wardrobe, feature fireplace.

Bathroom

Comprising a bath, shower cubicle, WC, pedestal wash hand basin, tiled floor, tiled walls, heated towel radiator and conventional radiator.

Externally

The property boasts a wonderful large garden that is well kept and is a particular feature. The grounds run from the back to the side, having a large lawn with flower borders, patio seating and vegetable patch. To the front/side, there is a detached garage/workshop and driveway providing off road car parking space, plus a further front garden laid mainly to lawn.

Directions

From Narberth travel on the main A40 road heading in the Carmarthen direction until reaching the 2nd roundabout by Whitland and The Road House restaurant. Turn left signposted for Llanboidy and travel on this road, straight over a set of cross roads, and then take the 2nd left signposted for Cwmfelin Mynach. Enter the village and the property is found on the right hand side, as identified by our JJMorris for sale sign.

Services & Extra Info

Heating Source: Oil

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Carmarthenshire County Council

Council Tax Band: D

EPC Energy Efficiency Rating: D

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///dolly.prayers.riot

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data – 75%

Three Voice & Data – 72%

O2 Voice & Data – 59%

Vodafone Voice & Data – 72%

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.













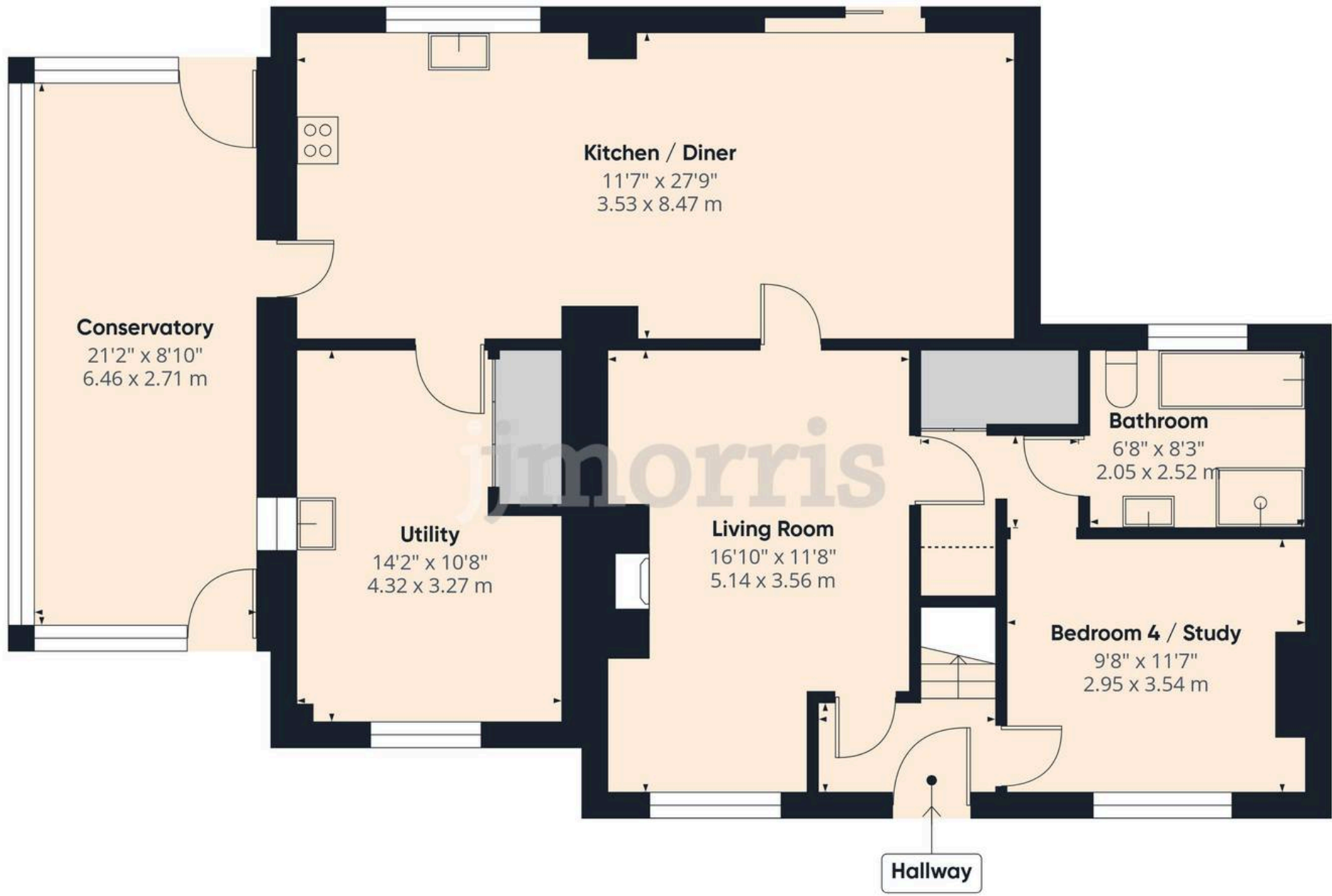
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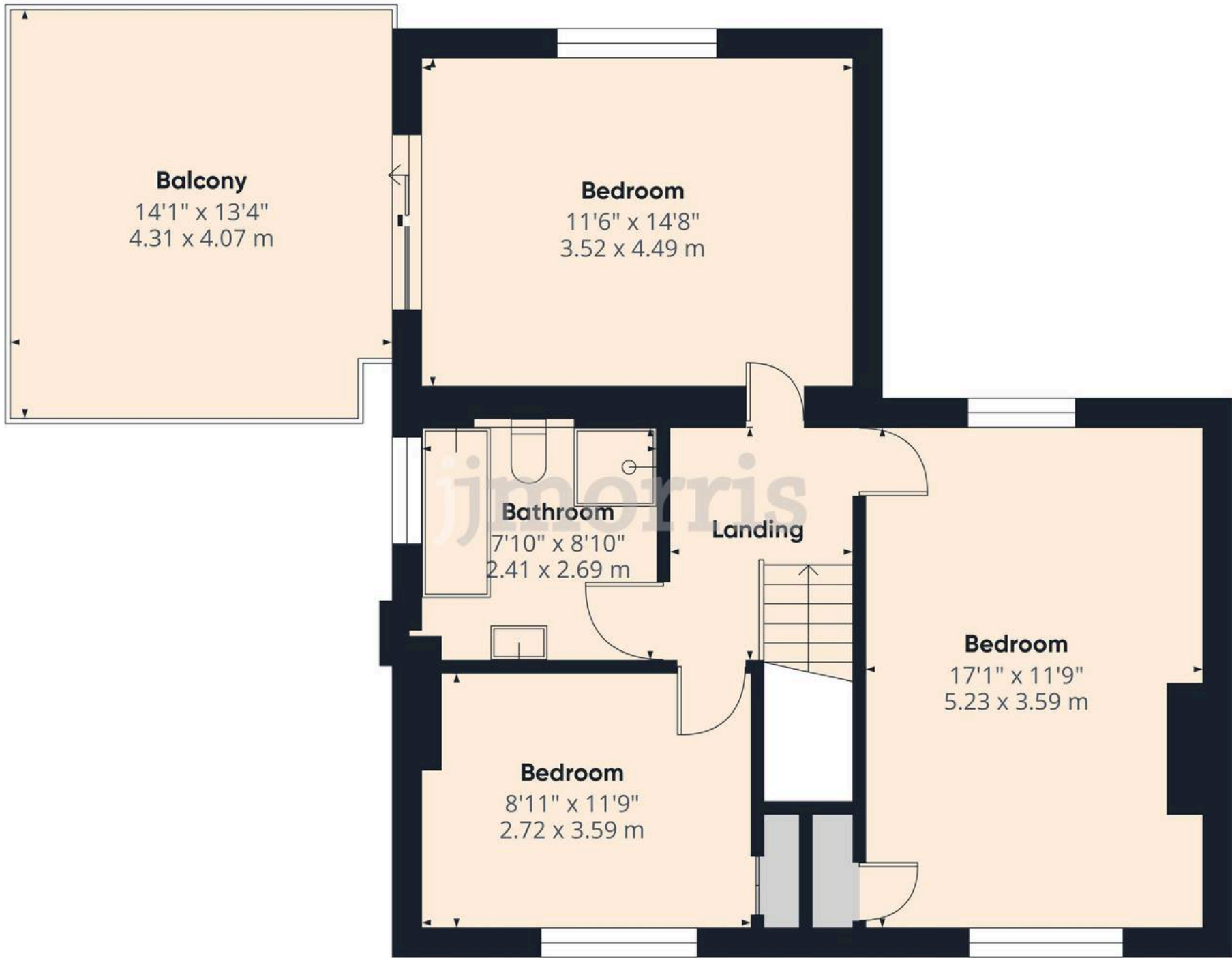


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Floor 0 Building 1





Floor 1 Building 1

Garage / Workshop

15'3" x 19'3"
4.66 x 5.88 m

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