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STC



Waunwthan Farmhouse, Saron, Llandysul SA44 5EJ

Offers in the region of £390,000

Residential Smallholding In Rural Location
3 Acres Approximately With Double Garage
3 Bedroom Character Farmhouse
Viewing Recommended

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

NWT/RO/79641/111220

DESCRIPTION

A 3 acre residential smallholding, retaining much of its character and charm and offering 3/4 bedroom accommodation, being in good decorative order. The property benefits from double glazing, oil central heating, wood burner (Bottle Gas) for the cosy nights, kitchen/dining area, sunroom to the rear enjoying views of the garden and landscape beyond and master bedroom with en-suite facilities. Solar panels to roof with feed back tariff to the National Grid.

The property is situated in a rural yet convenient location, being of a courtyard setting with only one near neighbour. Saron is approximately a mile with a garage, public house, junior school, and places of worship and shop. The small towns of Llandysul and Newcastle Emlyn are 3 miles approximately, offering excellent day-to-day facilities. The county and market town of Carmarthen is 16 miles approximately with excellent shopping facilities having both traditional and national retailers, junior and secondary schools, bus and rail stations and M4 dual carriageway connection. Other places of interest include the Cardigan country coastline with Cardigan town itself being 11 miles approximately. Llangrannog and Newquay are both within a similar distance with popular beaches where the great views are enjoyed.

SOLAR PANELS

There are solar panels on the property. They were fitted in 2014 (approx) there is a feed back tariff to the grid and supply to the house. We are awaiting details from the owners regarding this.

SIDE ENTRANCE PORCH

Quarry tiled flooring, door to:

HALLWAY

Stairs to first floor, wooden flooring, door to:

SNUG/SITTING ROOM

10'7 x 10'11 (3.23m x 3.33m)
Feature fireplace with electric log effect burner, under stairs storage cupboard, wall lights, door to:

CONSERVATORY

11'3 x 11'2 (3.43m x 3.40m)
Triple aspect to rear overlooking the garden, dwarf wall, tiled flooring, 2 radiators, French doors to patio area.

LIVING ROOM

16'4 x 11'8 (4.98m x 3.56m)

Two double glazed windows to front, feature fireplace with gas bottled log effect burner and wood surround, door to:

KITCHEN/DINING ROOM

15'3 x 11'6 (4.65m x 3.51m)
Dual aspect windows to front and side, farmhouse style kitchen with a range of matching wall and base units with worktops over, bun handles to cupboards and drawers, 1½ bowl stainless steel sink unit with single drainer, integrated fridge, space for electric cooker with stainless steel splash back and extractor fan over, space and plumbing for dishwasher, space for dining table, recessed spotlights, tiled splash backs, wooden flooring, radiator, door to:

UTILITY

11'6 x 6'7 (3.51m x 2.01m)
Double glazed window, wall and base units, stainless steel single drainer sink unit, Worcester oil fired central heating boiler which runs the hot water and central heating, tiled splash backs, quarry tiled flooring, radiator, door to rear, door to:

CLOAKROOM

Low level WC, quarry tiled flooring.

FIRST FLOOR LANDING

Stairs to second floor, door to:

MASTER BEDROOM

14'5 x 11' (4.39m x 3.35m)
Double glazed window to rear with superb rural views overlooking its own garden, paddock and beyond, radiator.

EN-SUITE SHOWER ROOM

11'6 x 6'7 (3.51m x 2.01m)
Double glazed window to rear with views, shower cubicle, WC, pedestal wash hand basin, shaver light, extractor fan, radiator.

FAMILY BATHROOM

7'6 x 6'5 (2.29m x 1.96m)
Double glazed window to rear with far reaching views, panelled bath with mixer tap attachment, WC, pedestal wash hand basin, shaver light, extractor fan.

BEDROOM TWO

16'7 x 7'6 (5.05m x 2.29m)
Two double glazed windows to front, wooden flooring, radiator.

BEDROOM THREE

11'8 x 10'7 (3.56m x 3.23m)
Double glazed window to front, radiator.

SECOND FLOOR LANDING

BEDROOM FOUR

18'7 x 6' (5.66m x 1.83m)

Three Velux windows, roof trusses, access to eaves storage, radiator.

EXTERNALLY

A shared drive leads up to the front gravelled parking/turning area and the **DETACHED DOUBLE GARAGE 19'1 x 18'7** with sliding doors, further **STORAGE 18'7 x 6'** to the rear and a **LOG STORE** to side with insulated profile roof. We are informed that the land extends to approximately 2.97 acres, situated to the rear of the property and accessed from the garden. The land is ideal for ponies or sheep being level and well fenced with mature hedge borders. The gardens are well kept with patio area, scattered shrubs and flowers.

SERVICES

We are advised mains water and electricity are connected with private drainage and oil fired central heating system.

VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail carmarthen@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisCarm or on
facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

GENERAL NOTE


Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

**John.
Francis**