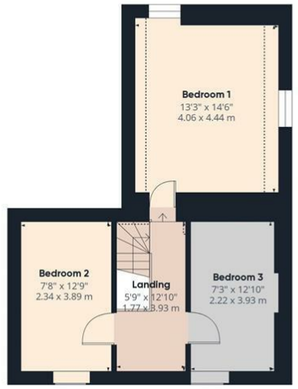
Floor 1



Floor 2

Approximate total area[1]

1282.94 ft²
119.19 m²

Reduced headroom

47.63 ft²
4.43 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains electric, drainage and water connected. Oil central heating system. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'D'

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

TAKE ON JHL/SC/0425/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

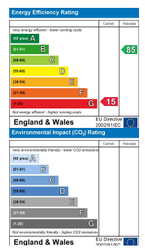
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk

Penymoor Cynheidre, Llanelli, Carmarthenshire, SA15 5YE

- Traditional Stone Built Detached Cottage
- Two Reception Rooms & Conservatory
- Off-road Parking
- Extensively Renovated by Current Owners
- EPC RATING G. COUNCIL TAX BAND D.
- Three Bedrooms
- Oil central Heating & Two Log-burners
- Spacious Plot Measuring 0.78 Of an Acre
- Hamlet Location

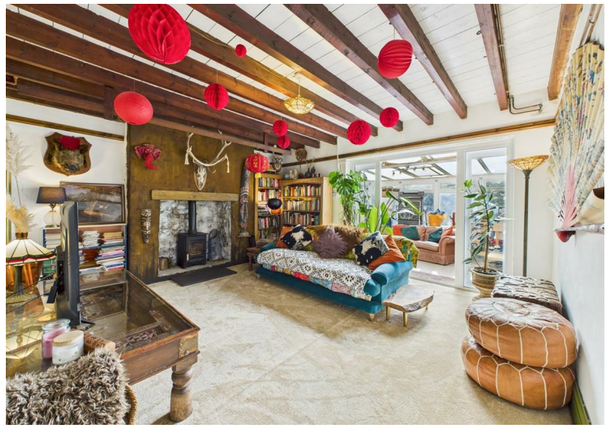


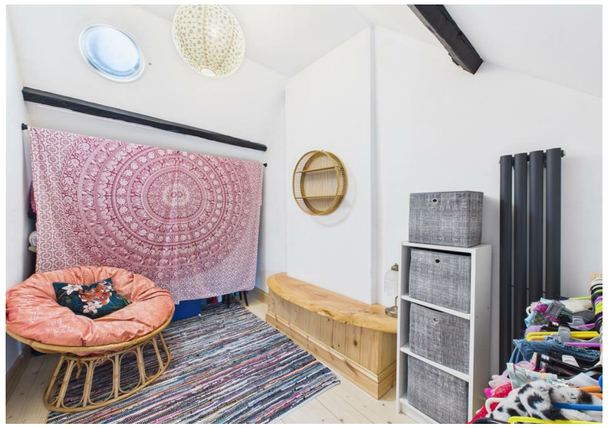
£350,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile

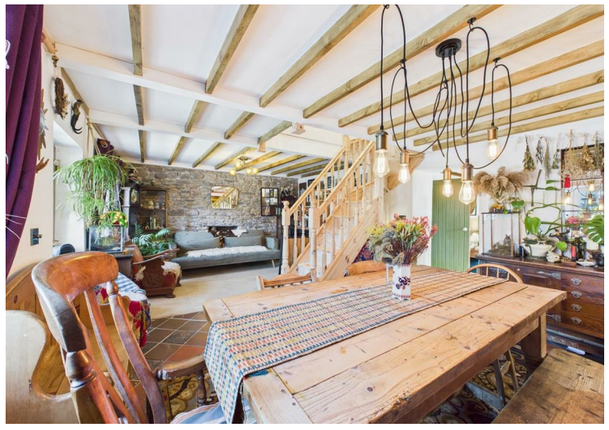


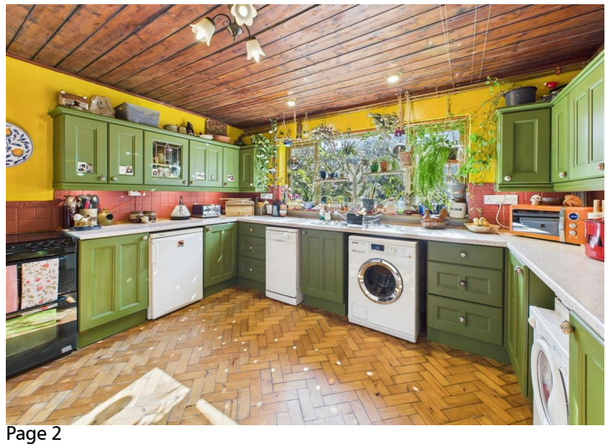


Situated on the crossroads of Cynheidre, a sleepy little hamlet, we have this charming stone-fronted cottage for sale, extensively renovated and improved by the current owners. Never a truer example of a cottage on show here today, from the stone-faced walls and beamed ceilings to the log-burners and low window sills, step inside and see for yourselves. Sitting on a plot size of 0.78 of an acre, with a good-sized rear garden containing a mini-orchard, two wild ponds, beautiful flowering shrubs and trees dotted about, offering you the lucky buyer quiet. EPC RATING G. COUNCIL TAX BAND D.

Accommodation comprises a rear hallway, wet room, lounge with log-burner, sitting room/dining room with log-burner, kitchen, conservatory, landing, and three bedrooms. Externally, the property sits on a plot measuring 0.78 of an acre with stone-built outbuildings, a mini-orchard, off-road parking, and a second garden with two wild ponds (very overgrown)—a garden full of natural beauty!

Cynheidre is a little hamlet in the Gwendraeth Fawr valley, in Carmarthenshire, South Wales. It straddles the B4309 road and lies southwest of Pontyberem, north of Fiveroads, and east of Kidwelly. Nearby cities and villages include Pont-Henri, Pontyates, and Carway. Cynheidre was once home to the Cynheidre Colliery, which is now closed and has become quite popular with cyclists who appreciate the major cycle route that weaves its way through Cynheidre en route from Carmarthen to the Gower Peninsula.





..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built property. Mains water, sewerage and electricity connected—oil central heating. Council tax band D. Total plot measures 0.78 of an acre (measured by Promap SC/0425) .There are easements on the title; we have a copy on file. For this location, according to Ofcom, this is the following information: Broadband availability- up to Superfast (80 Mpbs), Mobile availability- full mobile coverage for O2, limited phone coverage for EE, no coverage for Three and Vodaphone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property—two ponds situated in the farthest garden, which are overgrown. There is an indemnity policy in place to cover the building regulations. WHATTHREEWORDS///increased.loafer.drip

REAR HALLWAY

WET-ROOM

LOUNGE

OPEN PLAN SITTING & DINING ROOM

KITCHEN

CONSERVATORY

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

DIRECTIONS

At our office turn left and head for Station Road traffic lights, at the traffic lights turn right moving into the left-hand lane as you follow the road around. At the second set of traffic lights go straight ahead going through West End taking the first turning on your right signposted "New Road". Follow the road and at the mini-roundabout go straight across and follow the road passing "Stradey Park Hotel" on your right. Continue following the road going through "Five Roads" then you will come into "Cynheidre". The property is situated on the right-hand side of the cross-roads, "Pen-Y-Moor Cottage". WHATTHREEWORDS///increased.loafer.drip

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.