

4.43 m<sup>2</sup>

..... Below 5 ft/1.5 m

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**WEST  
WALES  
FINEST  
PROPERTIES**



| Energy Efficiency Rating                                       |   | Score                      | Notes |
|----------------------------------------------------------------|---|----------------------------|-------|
| Very energy efficient: lower running costs                     |   |                            |       |
| 92-95 A++                                                      |   |                            |       |
| 85-91 A+                                                       | A |                            |       |
| 79-84 B                                                        | B |                            |       |
| 73-78 C                                                        | C |                            |       |
| 67-72 D                                                        | D |                            |       |
| 61-66 E                                                        | E |                            |       |
| 55-60 F                                                        | F |                            |       |
| 49-54 G                                                        | G | 15                         |       |
| Not energy efficient: higher running costs                     |   |                            |       |
| <b>England &amp; Wales</b>                                     |   | EU Directive<br>2002/91/EC |       |
| Environmental Impact (CO <sub>2</sub> Rating)                  |   | Score                      | Notes |
| Very environmentally friendly: lower CO <sub>2</sub> emissions |   |                            |       |
| 92-95 A++                                                      |   |                            |       |
| 85-91 A+                                                       | A |                            |       |
| 79-84 B                                                        | B |                            |       |
| 73-78 C                                                        | C |                            |       |
| 67-72 D                                                        | D |                            |       |
| 61-66 E                                                        | E |                            |       |
| 55-60 F                                                        | F |                            |       |
| 49-54 G                                                        | G |                            |       |
| Not environmentally friendly: higher CO <sub>2</sub> emissions |   |                            |       |
| <b>England &amp; Wales</b>                                     |   | EU Directive<br>2002/91/EC |       |

naea | propertymark  
PROTECTED



## *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. Eternally a good-sized rear garden containing a mini-orchard, beautiful flowering shrubs and trees dotted about, offering you, the lucky buyer, a magical oasis. 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, a garden to the rear with stone-built outbuildings, a mini-orchard, and off-road parking - a garden full of natural beauty!  
Total plot size: 0.317 acres ( including footprint of buildings)

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 it has become quite popular with cyclists who appreciate the major cycle route that weaves 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, the following information applies: Broadband availability - up to Superfast (80 Mbps); Mobile availability - full mobile coverage for O2, limited phone coverage for EE, no coverage for Three and Vodafone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. 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**

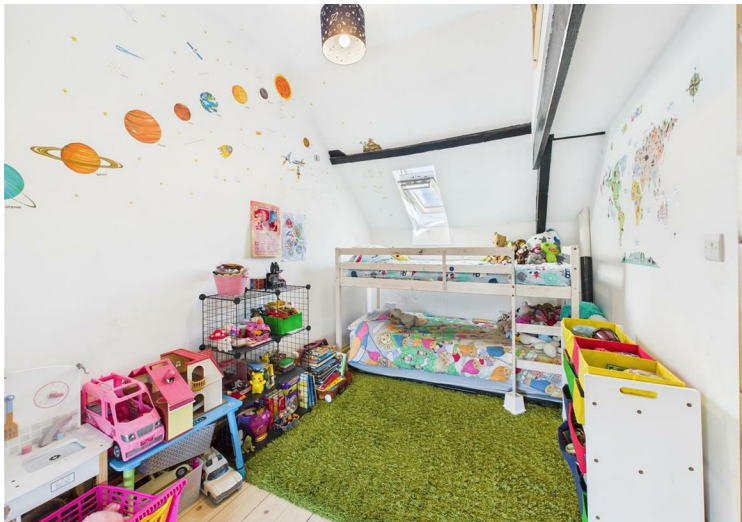
**CONSERVATORY**

**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](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.