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## **Dove Lodge, Ger Y Duad, Cynwyl Elfed, Carmarthen, Carmarthenshire, SA33 6TQ**

**Offers Around £745,000**

A VERY IMPRESSIVE exceptionally well presented MODERN FREEHOLD DOUBLE FRONTED DETACHED residence set in a delightful semi-rural position and extending to approx. 0.9 ACRES in total with an exceptional approx 325' of SINGLE BANK PRIVATE FISHING (MAINLY TROUT) ON THE DUAD. The spacious and well designed accommodation comprises 2 LIVING ROOMS, an IMPRESSIVE HIGH QUALITY FITTED KITCHEN, UTILITY ROOM, DOWNSTAIRS SHOWER ROOM, 5 DOUBLE BEDROOMS (ONE EN-SUITE) and a LUXURY FAMILY BATHROOM. The property benefits from FULL OIL CENTRAL HEATING and FULL DOUBLE GLAZING throughout. Complementing the main house is a SEPARATE DOUBLE GARAGE with a SELF-CONTAINED 1 BEDROOM ANNEXE over – ideal for extended family, guests or ancillary accommodation. Set in attractive grounds enjoying a peaceful riverside setting yet only 6.8 MILES FROM THE COUNTY TOWN OF CARMARTHEN. A high quality property in an enviable setting – viewing highly recommended.

## LOCATION & DIRECTIONS

What3Words location: ///purses.shun.flippers Pleasantly situated set well back from the A484 main Carmarthen to Cardigan Road at the end of a private cul de sac and just half a mile south of the village of Conwyl Elfed with Primary School, Sub Post Office / Stores, Public House and Petrol Filling Station. About 7 miles north of Carmarthen County Town. From CARMARTHEN take the A484 Cardigan Road north - passing through BRONWYDD and CWMDWYFRAN and continue towards CONWYL ELFED. As you approach the village, you will see a "MURCO" GARAGE on your right (on a straight piece of the road). Pass the Garage, and after a further 150 yards turn right into "GER Y DUAD" and the property will be set at the end of the tarmac drive. Who owns the drive ???????

## CONSTRUCTION

We understand the property is built of concrete block cavity walls with elevations rendered and painted under a duo pitched tiled roof and that construction work started around 2010 and took approx 12 years to be completed for owner occupation. We understand the Completion Certificate was issued in 2021 and that no expense was spared.

## IMPRESSIVE ENTRANCE HALLWAY

With a Marble tiled floor and a grand central staircase to the first floor

## LARGE LIVING ROOM

24'7" x 13'9" (7.51 x 4.20)



Having a Marble tiled floor and a feature fireplace housing a top quality wood stove and 2 French doors - one to the rear patio and one to the graveled area to the side.

## KITCHEN / BREAKFAST ROOM

21'3" x 13'3" (6.50 x 4.05)



Beautifully fitted with a Marble tiled floor and a top quality range of both base and eye level units incorporating a Belfast sink, granite worksurfaces, a freestanding breakfast bar, an electric Aga cooking range with dual controls and an extractor fan over. Good sized area to the side with French doors to the rear patio.

## DINING AREA

13'7" x 10'4" (4.15 x 3.17)



Marble tiled floor with an electric log effect stove to the side in a wooden surround.

## STUDY

13'1" x 7'3" (4.01 x 2.22)



With marble flooring, window to rear and ample power points.

## UTILITY ROOM

9'8" x 9'8" (2.97 x 2.95)



A beautifully presented room with a marble floor and a good quality range of both base and eye level units incorporating an AEG cooker with induction hob (unused) plumbing for an automatic washing machine, a single drainer sink, ample Oak hardwood worktops, ample eye level units with an extractor fan and a neatly set Worcester oil fired boiler for both the central heating and domestic hot water.

## SHOWER ROOM

9'0" x 6'1" (2.76 x 1.87)



Marble tiled floor, ceramic tiled walls, pedestal washbasin and WC. Good sized walk-in Tropical shower to the side.

## FIRST FLOOR

An impressive CENTRAL LANDING with a staircase to the second floor, a good sized airing cupboard and door off to the main bedroom.

## MAIN DOUBLE BEDROOM 1

24'0" x 13'6" (7.34 x 4.13)



With exposed Red Wood tongue and groove flooring and windows to both the front and rear.

### WALK-IN DRESSING ROOM

9'7" x 9'3" (2.93 x 2.82)



Red Wood tongue and groove flooring.

### EN-SUITE BATHROOM

9'9" x 6'9" (2.99 x 2.08)



With Red Wood tongue and groove flooring, part tiled walls and fitted with a modern white 3 piece bathroom suite comprising a WC, pedestal washbasin and a roll-top slipper bath. Velux roof light to the rear.

### FRONT DOUBLE BEDROOM 2

13'10" x 12'1" (4.23 x 3.70)



Having exposed tongue and grooved Redwood floorboards, 2 windows to the front and a cast iron Victorian style radiator.

### REAR DOUBLE BEDROOM 3

13'8" x 11'9" (4.17 x 3.59)



Again with exposed tongue and grooved Redwood floorboards, 2 windows to the rear and a cast iron Victorian style radiator.

## **FAMILY BATHROOM**

15'9" x 10'0" (4.81 x 3.07)



A generously proportioned room fitted with a modern white 4-piece bathroom suite comprising a freestanding roll-top slipper bath, WC, bidet and a twin bowl washbasin with legs.

## **SECOND FLOOR**

A very generous LANDING (5.83m max x 4.85m max) with doors off to both bedrooms.

## **DOUBLE BEDROOM 4**

15'10" x 13'6" (4.84 x 4.12)



Having exposed floorboards, a Velux style rooflight, eaves storage space and a cast-iron Victorian style radiator

## **DOUBLE BEDROOM 5**

15'11" x 12'11" (4.86 x 3.95)



Again having exposed floorboards, a Velux style rooflight, eaves storage space and a cast-iron Victorian style radiator

## **SHOWER ROOM**

15'5" x 4'10" (4.72 x 1.48)



Exposed floorboards, WC, pedestal washbasin and a Velux style roof light.

## **SELF CONTAINED ANNEXE**

At the end of the graveled forecourt, there is a DETACHED DOUBLE GARAGE / WORKSHOP measuring 7.13m x 6.51m internally with 2 double doors to the front and power connected. Above the workshop there is a self-contained annexe approached via a metal staircase and comprising:

## OPEN PLAN LIVING RM / KITCHEN

17'5" x 12'11" (5.33 x 3.95)



Having exposed floorboards and fitted with a good range of base units incorporating a twin-bowled ceramic sink, an electric oven, a ceramic hob and ample worktops. Velux roof light to the rear.

## DOUBLE BEDROOM 1

9'10" x 6'11" (3.0146 x 2.13)



Exposed floorboards and Velux style roof light.

## SHOWER ROOM

7'1" x 6'3" (2.16 x 1.91)



Neatly set corner shower cubicle, WC and pedestal washbasin.

## STORE ROOM

## EXTERNALLY



To the front of the dwelling there is a large gravelled forecourt - easily big enough for 10 cars, while to the side there is the DOUBLE GARAGE / WORKSHOP (7.13m x 6.51m measured internally) and a private gravelled BBQ area. To the rear, there is a full-width paved patio with steps leading down to the gently sloping lawn which fronts onto the River Duad. Running the full length of the patio there is an additional workshop / storage area measuring 17.5 metres x 4 metres in depth.

## SERVICES

Mains electricity, water and drainage. Full oil fired central heating - under-floor heating on the ground floor and cast-iron Victorian style radiators on the 1st and 2nd floors. Full double glazing with upvc sliding sash windows.

## BOUNDARY PLAN



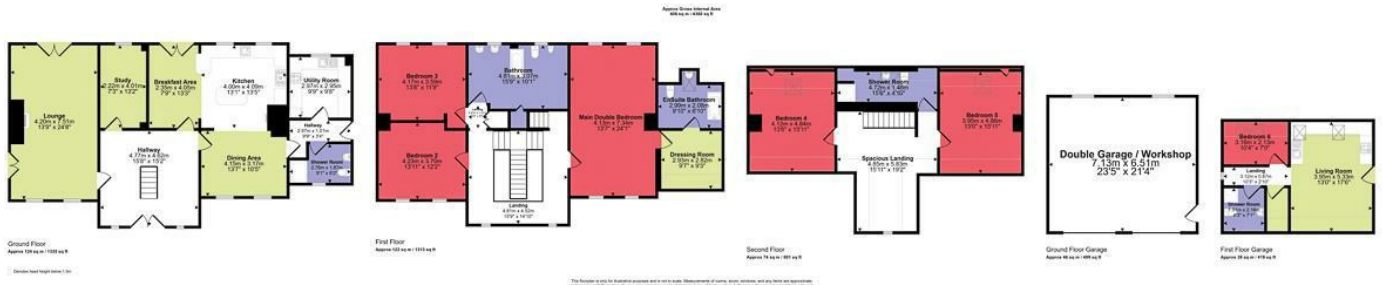
PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

### COUNCIL TAX

We understand that the property is in Band G and the Council Tax payable for the 2025 / 2026 Financial Year is £3,720 which equates to approx £310 a month without discounts.

### AGENT'S NOTES

1. The property was built for owner occupation and great care was taken with the best material and workmanship with no expense spared.
2. Southern Yellow pine (which is renowned for its strength, stiffness, and attractive grain pattern) has been use internally for staircase and all round joinery including window boards, skirting boards, shelves etc. Red Wood tongue and groove has been used for all first and second floors.
3. We understand there are ample TV and power points in all bedrooms, the kitchen and lounge.
4. Well insulated high ceiling throughout.
5. PDF copies of the Completion Certificate (dated Sept 2021) the Land Registry Boundary Plan (Title No CYM176010) Building Regulations Compliance Certificate (dated August 2020) the Electrical Installation Certificate (dated March 2020) the HETAS certificate (dated March 2016) and a copy of the Planning Consent (dated August 2004) are all available on request from any Evans Bros office.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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