

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

www.evansbros.co.uk

 OnTheMarket.com

18A KING STREET, CARMARTHEN, CARMS, SA31 1BH

Tel: (01267) 236611 & 237721 E-mail: carmarthen@evansbros.co.uk



Ty Newydd Abernant, Carmarthen, Carmarthenshire, SA33 5RR

Offers Around £230,000 ono

A CHARMING RECENTLY REFURBISHED DOUBLE FRONTED SEMI-DETACHED STONE COTTAGE set on a GENEROUS 0.26 ACRE PLOT and just 20 MINUTES FROM THE COUNTY TOWN OF CARMARTHEN. The property is in VERY GOOD CONDITION throughout and comprises 2 LIVING ROOMS, a NEWLY FITTED KITCHEN, 2 BEDROOMS and a NEWLY INSTALLED BATHROOM and benefits from OIL FIRED CENTRAL HEATING. Externally there is OFF-ROAD PARKING FOR 1 OR POSSIBLY 2 VEHICLES together with good sized garden and grounds offering ample space for family enjoyment. An ideal first time purchase, retirement property or investment opportunity in a convenient village location. EMPTY PROPERTY – NO ONWARD CHAIN. Viewing recommended.

LOCATION & DIRECTIONS

What3Words Location: ///vesting.forgets.fencing As with many properties, the postcode WON'T take prospective buyers directly to the property and we suggest using What3Words instead. Peacefully situated on the edge of the village of Abernant at OS Grid Ref SN337230 with fine views over open countryside, approx 4 miles from the nearest primary school at Cynwyl Elfed and approx 7 miles from Carmarthen County Town. Being the county town, Carmarthen offers a fantastic range of amenities, including a regional hospital, mainline train station, numerous primary schools, 2 secondary schools, shopping centre, multi-screen cinema, leisure centre etc.

CONSTRUCTION

We believe the property was built pre 1900 of traditional solid stone walls with elevations painted white, under a pitched slated roof to provide the following charming and recently refurbished accommodation. FRONT ENTRANCE HALLWAY with a red and black quarry tiled floor, neatly set electric fuse box and a staircase to the first floor.

LIVING ROOM

17'4" x 10'8" (5.30 x 3.27)



With a good quality feature laminate floor, dual aspect windows to front and rear and a cast iron woodstove in a wooden surround.

KITCHEN

15'9" x 6'8" (4.82 x 2.04)



Having a red and black quarry tiled floor, understairs cupboard to the side and a good quality range of kitchen units comprising a single drainer stainless steel sink, an integrated electric oven with a 4 ring ceramic hob and ample Formica type work surfaces. Half glazed door to the rear garden.

DINING ROOM

10'2" x 9'9" (3.12 x 2.98)



Clean painted floor, feature decorative fireplace in a wooden surround and a picture window to the front.

FIRST FLOOR

LANDING with a built in storage cupboard to the side and a loft access.

DOUBLE BEDROOM 1

18'7" x 16'7" max (5.68 x 5.08 max)



With good quality laminate flooring, picture windows to front and rear and tongue and groove paneled ceiling.

DOUBLE BEDROOM 2

11'11" x 9'8" (3.64 x 2.97)



Again having quality laminate flooring, and a tongue and groove paneled ceiling.

BATHROOM

7'3" x 6'1" (2.23 x 1.86)



Fully ceramic tiled and fitted with a modern white 3 piece bathroom suite comprising a Victorian style roll top bath, a pedestal washbasin and WC.

EXTERNALLY

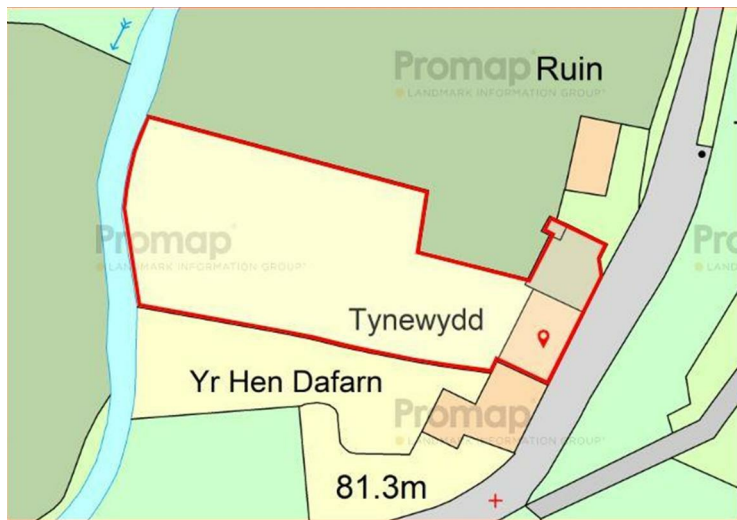


The face of the property fronts onto the council maintained lane, while to the side there is off road parking for two vehicles with an oil tank. To the rear, there is an approx 160' long gently sloping lawned garden (an ideal space for small children, BBQs etc) while at the bottom near the river, there is a wildflower meadow.

SERVICES

Mains electricity and water. Private drainage. No mains gas option. Full oil fired central heating. Full double glazing.

BOUNDARY PLAN

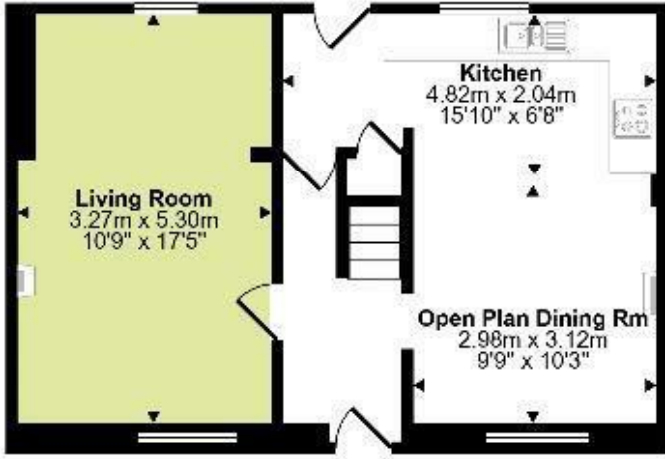


PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

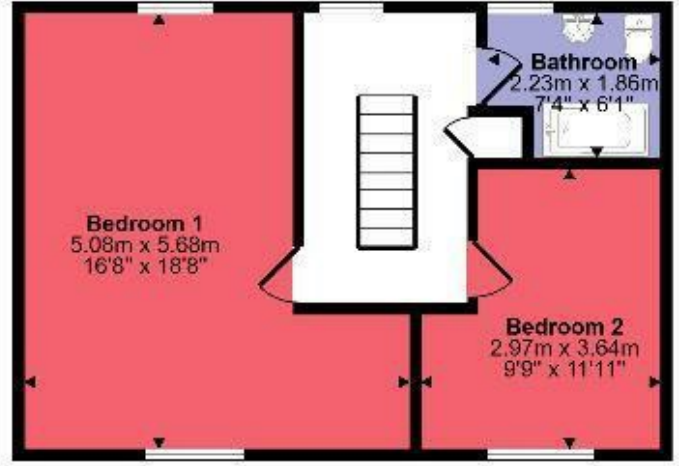
COUNCIL TAX

We understand that the property is in Band C and the Council Tax payable for the 2026 / 2027 financial Year is £2,090 which equates to approx £174 a month without discounts.

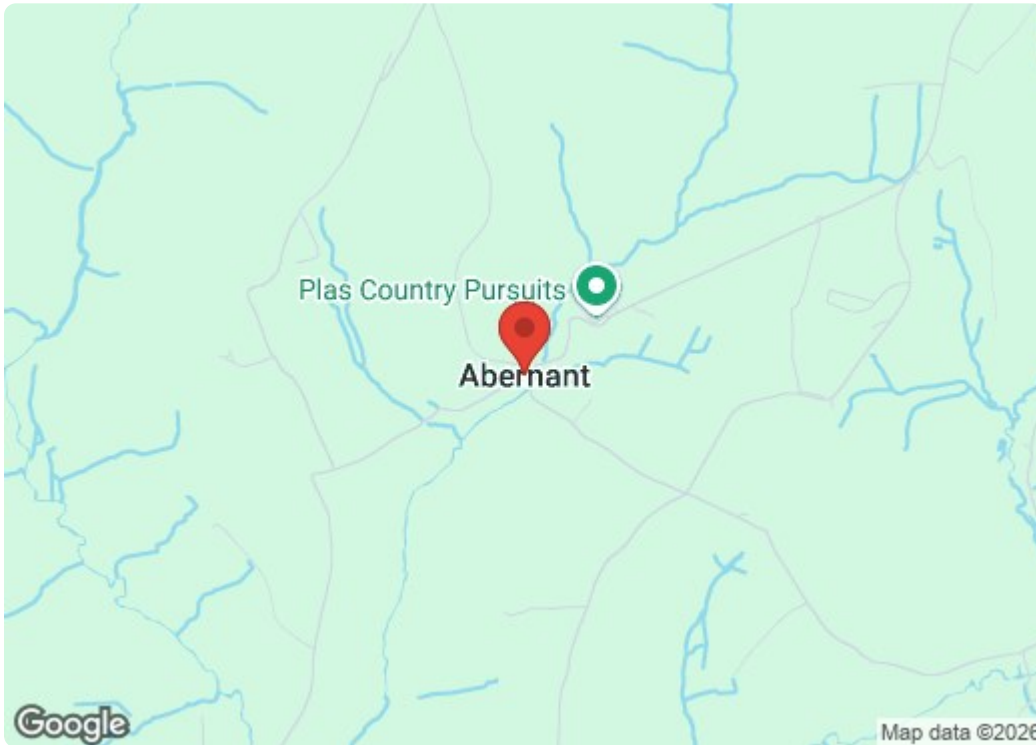
Approx Gross Internal Area
92 sq m / 994 sq ft



Ground Floor
Approx 46 sq m / 493 sq ft



First Floor
Approx 47 sq m / 501 sq ft



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



39 HIGH STREET, **LAMPETER**,
CEREDIGION, SA48 7BB
Tel: (01570) 422395



MART OFFICE, **LLANYBYDDER**,
CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462