MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A charming country cottage with excellent potential, detached garage and workshop, cottage style gardens and a delightful rural Village setting. Ffarmers, West Wales









Llwyn Derw, Ffarmers, Llanwrda, Carmarthenshire. SA19 8JE.

£219,950

REF: R/5349/LD

*** Charming 3 bedroomed country cottage *** Generously proportioned accommodation *** Offering excellent scope for improvement and modernisation *** An exciting opportunity to create a delightful country home *** Oil fired central heating and double glazing

*** Detached garage and useful workshop *** Tarmacadamed driveway providing ample off road parking *** Attractive cottage style gardens with a small stream boundary

*** Pleasant position within the rural Village Community of Ffarmers *** Village Pub and Community Hall within the locality *** Surrounded by beautiful Carmarthenshire countryside *** Endless country walks and opportunities to enjoy the outdoors *** Convenient travelling distance to Lampeter, Llandeilo and Llandovery *** A pretty country cottage with considerable potential *** Viewings highly recommended

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LOCATION

Ffarmers is a small rural Village in the heart of the Carmarthenshire countryside, approximately 7 miles from the Market Town of Lampeter and within convenient travelling distance of Llandeilo and Llandovery. The Village enjoys a strong Community spirit with a popular Village Pub and Hall whilst the surrounding countryside provides an abundance of scenic walks, quiet country lanes and opportunities to enjoy the great outdoors. The nearby Towns provide a wider range of everyday amenities, schooling and services making this an appealing location for those seeking a peaceful country lifestyle whilst remaining within reach of essential facilities.

GENERAL DESCRIPTION

A charming 3 bedroomed country cottage offering generously proportioned accommodation and considerable scope for improvement and modernisation providing an exciting opportunity for Purchasers to create a delightful rural home to their own taste.

The property benefits from oil fired central heating and double glazing together with a detached garage and workshop, tarmacadamed driveway providing ample off road parking, and attractive cottage style gardens bordered in part by a small stream.

Full of potential and pleasantly positioned within the rural Village Community of Ffarmers this appealing property is well suited as a Family home, country retreat or lifestyle purchase and must be viewed to fully appreciate the accommodation, setting and possibilities on offer.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

ENTRANCE HALL

Leading to

LIVING ROOM

12' 9" x 15' 0" (3.89m x 4.57m). With a modern tiled fireplace, built-in alcove cupboard, radiator.



BATHROOM

10' 3" x 6' 5" (3.12m x 1.96m). Having a 3 piece suite comprising of a panelled bath, pedestal wash hand basin, low level flush w.c., understairs storage cupboard.



SITTING ROOM/DINING ROOM

12' 8" x 10' 7" (3.86m x 3.23m). With a Stanley Range (non functional), radiator, alcove built-in cupboard.



ENTRANCE PORCH

11' 9" x 6' 2" (3.58m x 1.88m). Of UPVC construction, tiled flooring, side entrance door.



KITCHEN

12' 3" x 11' 2" (3.73m x 3.40m). A fitted kitchen with a range of wall and floor units, stainless steel sink and drainer unit, electric cooker point and space, plumbing and space for automatic washing machine, large pantry cupboard.

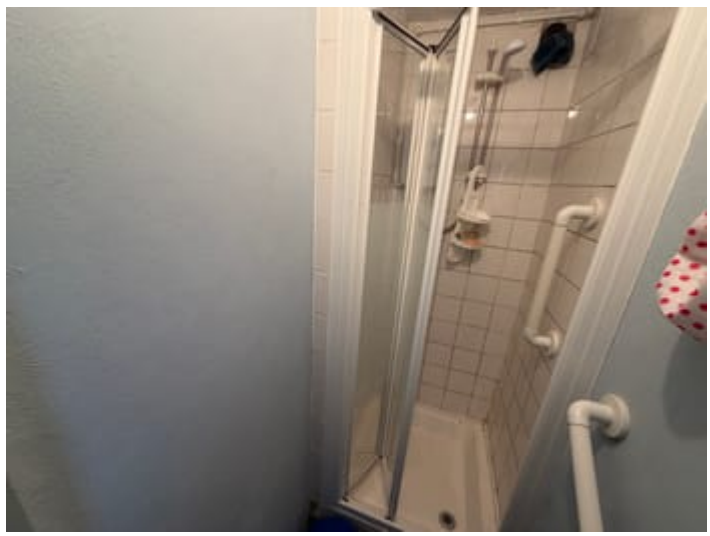


REAR HALL

With UPVC entrance door.

SHOWER ROOM

Comprising of an enclosed shower cubicle with Triton electric shower.



FIRST FLOOR

BEDROOM 3

10' 2" x 9' 3" (3.10m x 2.82m). With radiator, feature fireplace.



BEDROOM 2

10' 1" x 10' 1" (3.07m x 3.07m). With radiator.



BEDROOM 1

16' 2" x 11' 6" (4.93m x 3.51m). With double aspect windows, two radiators, corner pedestal wash hand basin, airing cupboard housing the hot water cylinder and immersion.



INNER LANDING

With built-in cupboard.

SEPARATE W.C.

With low level flush w.c.

EXTERNALLY

GARAGE

20' 0" x 24' 0" (6.10m x 7.32m). Of block construction, double steel door entrance.



LEAN-TO STORE

21' 2" x 6' 4" (6.45m x 1.93m). Of timber and steel construction.

LEAN-TO WOOD STORE

DETACHED WORKSHOP

30' 0" x 8' 0" (9.14m x 2.44m).



GARDEN

The property enjoys attractive cottage style gardens providing a pleasant and established setting that complements the character of the cottage. The gardens feature mature planting, lawned areas and space for outdoor seating and relaxation with plenty of scope for further landscaping and enhancement. A small stream forms part of the boundary adding further charm and creating an appealing natural backdrop to this delightful country property.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



PARKING AND DRIVEWAY

A tarmacadamed driveway provides ample off road parking and leads to the detached garage and useful workshop.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A charming country cottage offering generous accommodation, attractive gardens and excellent potential for improvement. Enjoying a pleasant village setting and surrounded by beautiful countryside, this is an exciting opportunity to create a delightful rural home. Viewing is highly recommended.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'D'.

MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

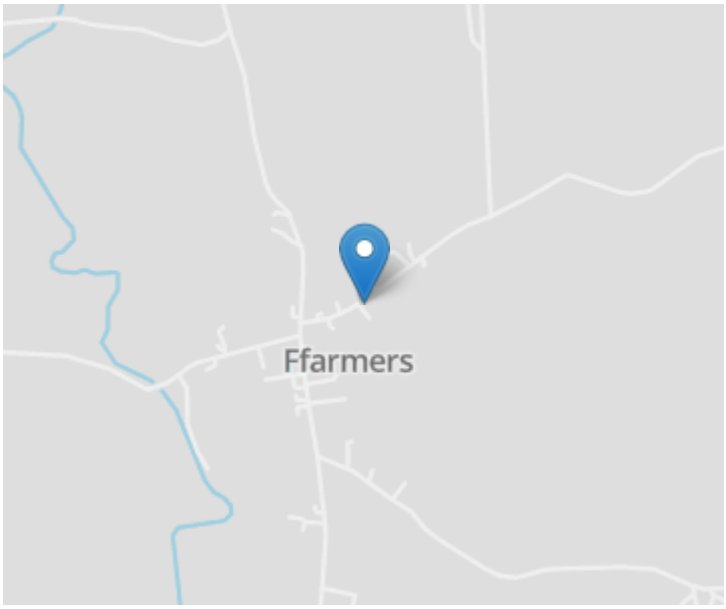
Services

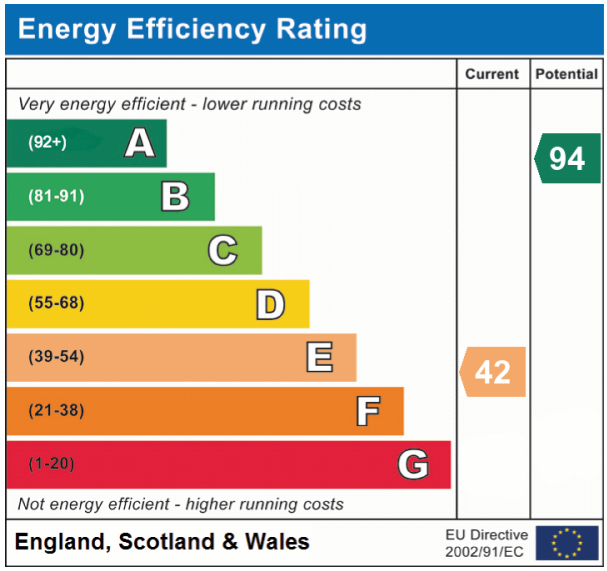
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Council Tax: Band D
N/A
Parking Types: Off Street. Private.
Heating Sources: Double Glazing. Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Private Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: E (42)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

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Directions

From Lampeter take the A482 road South through the Village of Cwmann and continue past Checkpoint Garage to the former Royal Oak Public House turning left for the Village of Ffarmers. Turn for Ffarmers off the A485 road and continue to the Village of Ffarmers turning right opposite The Drovers Arms Public House. Continue on this road and the property will be located on the left hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

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