MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

An impressive and characterful Former Post Office offering spacious 4 bedroomed Family accommodation, extensive gardens and versatile outbuildings. Pumpsaint, West Wales









The Old Post Office, Pumpsaint, Llanwrda, Carmarthenshire. SA19 8UW.

£375,000

REF: R/5267/LD

*** An impressive and substantial Former Post Office *** Beautifully refurbished and extended Family residence *** Spacious 4 bedroomed, 2 bathroomed accommodation *** Character and charm combined with modern living *** 3 generous reception rooms offering excellent Family space *** Stylish modern kitchen and contemporary bathrooms *** Oil fired central heating and double glazing *** Good Broadband connectivity

*** Extensive lawned gardens with excellent outdoor space *** Covered patio and seating areas – Ideal for entertaining *** Versatile adjoining workshop/studio with home office *** Potential for self contained annexe (subject to consent) *** Detached garage and useful storage *** Tarmacadamed driveway with parking for up to 4 vehicles *** Two EV charging points

*** Prominent position within the historic Village of Pumpsaint *** Convenient to Lampeter, Llandovery and Llandeilo *** A distinctive and spacious Family home – Must view

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LOCATION



Located adjacent to the A482 Lampeter to Llanwrda road within the historic rural Village of Pumpsaint, 8 miles from the University Town of Lampeter, 6 miles from Llanwrda and the A40 and within 11 miles from both Llandovery and Llandeilo to the immediate South and East. Pumpsaint is closely associated with the Dolau Cothi Estate and Former Gold Mines in the Ownership of the National Trust.

GENERAL DESCRIPTION



An impressive and characterful former Post Office beautifully transformed into a substantial and highly appealing Family residence enjoying a prominent position within the historic Village of Pumpsaint, North Carmarthenshire. Tastefully refurbished and extended the property offers generous and versatile accommodation successfully combining the charm and character of its former use with the comforts of modern Family living.

The accommodation is particularly spacious providing 4 bedrooms, 2 bathrooms and 3 separate reception rooms offering excellent flexibility for Family life, entertaining and working from home. A stylish kitchen and contemporary bathroom facilities further complement this attractive home.

Externally the property benefits from extensive lawned gardens providing wonderful space for Children, gardening enthusiasts and outdoor entertaining. A covered patio and seating areas offer an ideal setting for Family dining and relaxing throughout the seasons.

A particularly appealing feature is the versatile adjoining workshop/studio incorporating a home office and offering excellent potential for a variety of uses, including a hobby space, home business or possible self contained annexe (subject to the necessary planning and building regulation consents).

A detached garage and spacious tarmacadamed driveway provide ample off road parking for up to four vehicles with the additional benefit of two EV charging points.

The property occupies a convenient position within the historic Village of Pumpsaint, approximately 8 miles from the University Town of Lampeter and 11 miles from both Llandovery and Llandeilo offering access to a good range of Shops, Schools and everyday amenities.

A distinctive and substantial Family home offering space, character and versatility in an attractive West Wales Village setting.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC composite front entrance door, stripped wooden flooring, staircase to the first floor accommodation, radiator.



LIVING ROOM

15' 4" x 13' 8" (4.67m x 4.17m). An impressive Family space with a large cast iron Worcester multi fuel stove on a slate hearth with exposed flue, large picture window providing views to the front, pillared radiator, archway opening onto the Sitting Room/Piano Room.



LIVING ROOM (SECOND IMAGE)



SITTING ROOM/PIANO ROOM

15' 5" x 10' 7" (4.70m x 3.23m). With exposed wooden flooring, exposed stone walls, open fireplace housing a cast iron Worcester multi fuel stove on a slate hearth, pillared radiator, patio doors opening onto the rear garden area.



STUDY

12' 7" x 9' 8" (3.84m x 2.95m). With an open fireplace with a slate hearth, radiator, stone timber flooring.



FAMILY BATHROOM

A contemporary and stylish suite comprising of a feature free standing roll top bath with shower attachment, large corner shower cubicle, low level flush w.c., pedestal wash hand basin, exposed stone walls with feature fireplace, pillared radiator, separate heated towel rail.



KITCHEN/DINER

21' 8" x 17' 6" (6.60m x 5.33m). An extension to the property which has created fantastic Family space with a modern Shaker style fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit with mixer tap, Range Master electric gas cooker stove with extractor hood over, integrated dishwasher, tiled flooring, two pillared radiators, patio doors opening onto the rear garden area.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



UTILITY ROOM

8' 3" x 5' 6" (2.51m x 1.68m). With a fitted range of wall and floor units with ceramic 1 1/2 sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer rear entrance door to the garden area.



FIRST FLOOR

LANDING

Accessed via a staircase from the Reception Hall.



REAR BEDROOM 1

15' 5" x 11' 1" (4.70m x 3.38m). With radiator, stripped wooden flooring, enjoying views over the rear garden.



EN-SUITE TO BEDROOM 1

A modern suite with a corner shower cubicle, low level flush w.c., pedestal wash hand basin, heated towel rail, extractor fan.



REAR BEDROOM 3

12' 4" x 10' 7" (3.76m x 3.23m). With radiator, enjoying views over the rear garden.



FRONT BEDROOM 4

12' 4" x 10' 0" (3.76m x 3.05m). With pillared radiator.



BOX ROOM/DRESSING ROOM

6' 8" x 4' 5" (2.03m x 1.35m). With radiator, plumbing nearby for en-suite.

FRONT BEDROOM 2

15' 4" x 13' 3" (4.67m x 4.04m). With radiator.



EXTERNALLY

ADJOINING FORMER SHOP

27' 0" x 15' 9" (8.23m x 4.80m). Currently utilised as a workshop but could offer itself nicely as a studio or annexe (subject to consent), front and rear separate entrance points, electricity connected.



HOME OFFICE

10' 9" x 8' 4" (3.28m x 2.54m). Located within the adjoining Former Shop, electricity connected.

DETACHED GARAGE

8' 2" x 19' 8" (2.5m x 6m). Located within the gardens.

LEAN-TO STORE AND LOG STORE

COVERED PATIO AREA

Recently constructed offering fantastic outside space during all weather with an outside kitchen.



GARDEN

Immediately to the rear of the property lies a raised lawned garden area with a gate opening onto a larger extensive garden area enjoying mature tree lined hedge offering privacy whilst also offering the perfect outside space for Families alike. This provides a rare and unrivalled opportunity for a property with fantastic space, internally as well as externally. It truly needs to be seen to be believed.



PARKING AND DRIVEWAY

The property enjoys a tarmacadamed driveway to the front of the property with two EV Charging Points.



FRONT OF PROPERTY



REAR OF PROPERTY



AERIAL VIEW



AGENT'S COMMENTS

A sought after Village residence offering fantastic Family accommodation.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

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

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

MONEY LAUNDERING REGULATIONS

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).
A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

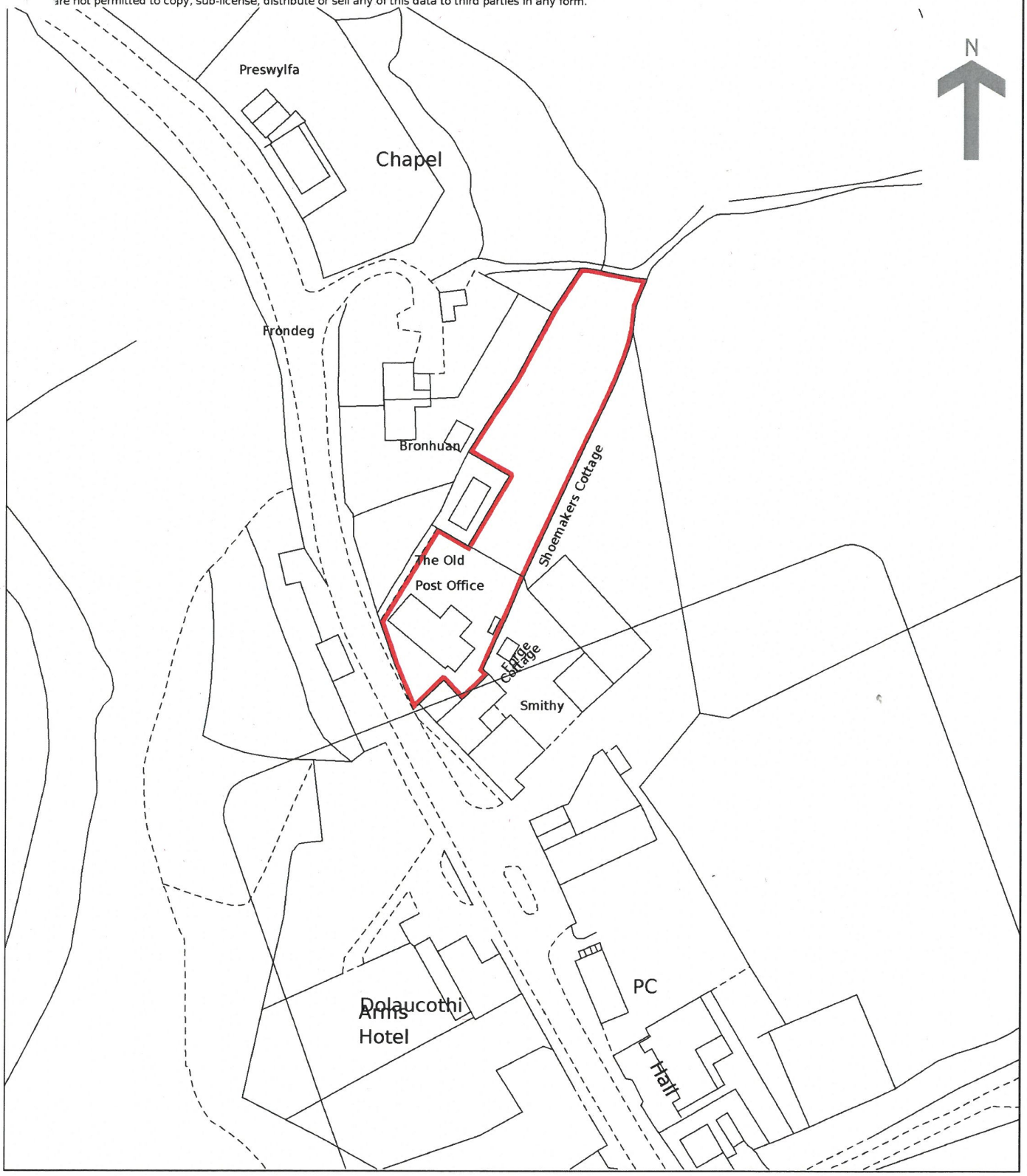
Services

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

HM Land Registry
Official copy of title plan

Title number **CYM552569**
Ordnance Survey map reference **SN6540NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir Gaerfyrddin**

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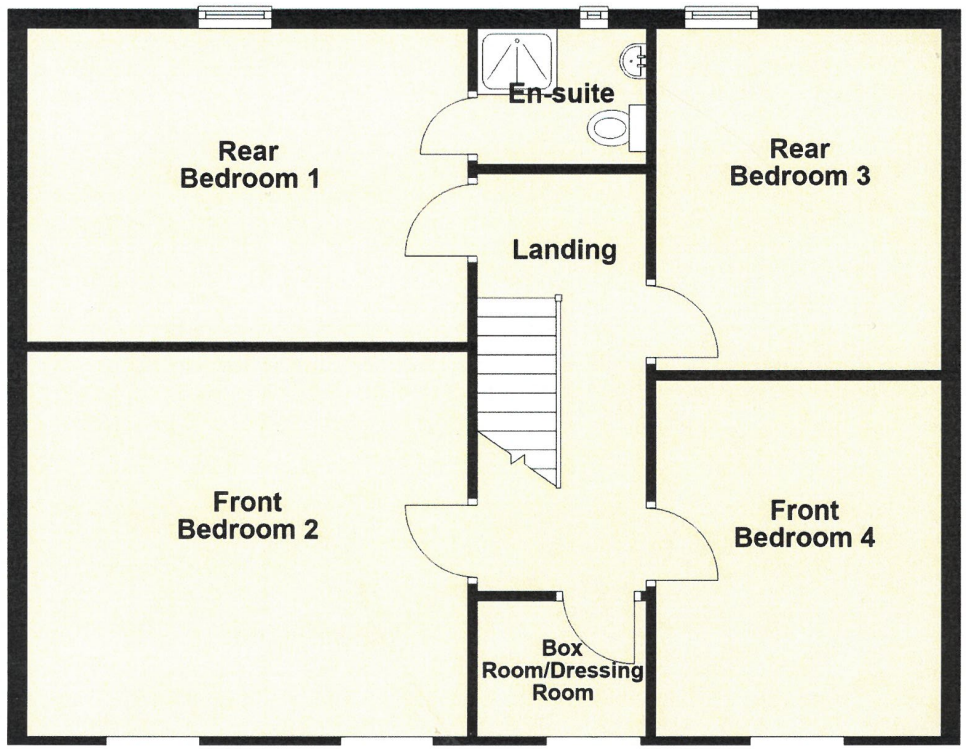


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Ground Floor



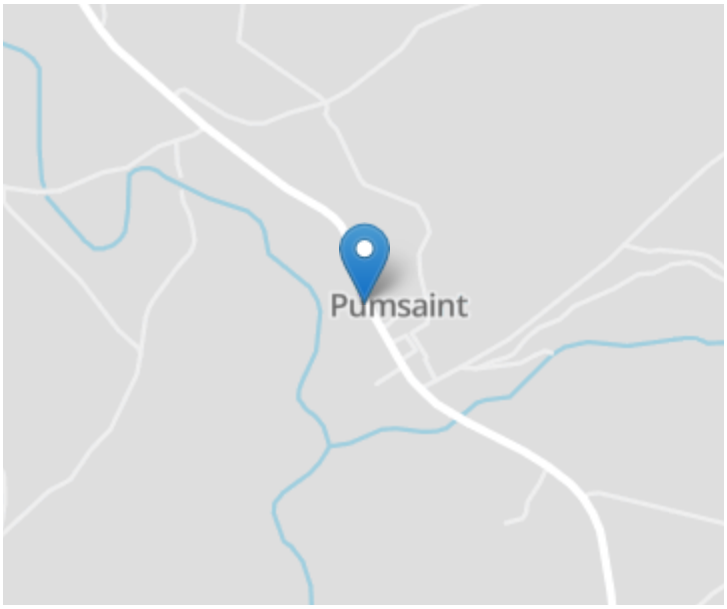
First Floor

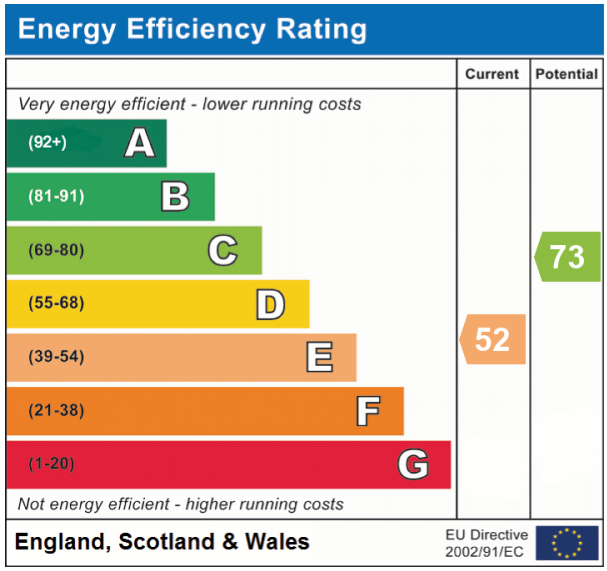

En-suite
Rear
Bedroom 1
Rear
Bedroom 3
Landing
Front
Bedroom 2
Front
Bedroom 4
Box
Room/Dressing
Room

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

EPC Rating: E (52)
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 Villages of Cwmann and Harford and proceed to the Village of Pumpsaint. Once reaching Pumpsaint pass the Chapel on your left hand side. The property will be located on the left hand side set back from the road just before reaching the Former Dolaucothi Arms Public House on your right hand side.

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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