



Rock And Fountain Cottage, Cynwyl Road, Carmarthen SA33 6AR

Offers in the region of £300,000

Beautifully Presented Character Property
Good Parking Area And Double Garage With Stream Boundary
2 Bedroom Plus A 1 Bedroom Self Contained Annex
Rural Location 7 Miles From Carmarthen
EER 44

CR/RO/80418/090321

DESCRIPTION

Beautifully presented home having been modernised to an excellent standard. Retaining much of its character and charm the property is split with 2 bedrooms (both with en-suite) to the main area and a 1 bedroom annex to the rear ideal for elderly relative, teenagers wanting their own area or equally suitable for rental. The property could easily be changed to a one family home. This area on the ground floor so equally suitable for disabled friendly accommodation. The main house has that cottage feeling with beams and part exposed stone walls. Stream to side and across the road is a large parking area and garage with the River Duad as a rear boundary to which the property has fishing rights. The village of Cynwyl Elfed is just over a mile with shop, junior school and public house/ eatery. The county and market town of Carmarthen is 7 miles with both traditional and national retailers. M4 Dual carriageway connection and schools and leisure facilities.

MAIN HOUSE

PORCH

Entrance door, internal door to:

ENTRANCE HALL

Stairs to first floor, radiator, doors to:

LIVING ROOM

20'6 x 13'4 (6.25m x 4.06m)
Double glazed windows to front and rear, stone inglenook fireplace with wood burner set on slate hearth, 2 radiators.

DINING ROOM

12'6 x 11'6 (3.81m x 3.51m)
Double glazed window to front, feature fireplace, exposed stone walls, radiator, door to:

KITCHEN

14'8 x 8'1 (4.47m x 2.46m)
Double glazed window to front, recently fitted matching wall and base units with worktops over, stainless steel sink and drainer with mixer tap, integrated electric oven and hob with extractor over, localised wall tiles, tiled flooring, radiator, door to:

UTILITY ROOM

11'6 x 5'3 (3.51m x 1.60m)
Double glazed window to side, matching wall and base units with worktops over, space and plumbing for washing machine, space for tumble dryer, external door to rear, door to:

SIDE HALL

Two fitted storage cupboards, tiled flooring, radiator.

CLOAKROOM

Double glazed window to rear, low level WC, wash hand basin.

BACK PORCH

6'6 x 5'3 (1.98m x 1.60m)
Double glazed window to rear, Worcester oil fired boiler, external door to rear.

FIRST FLOOR LANDING

Double glazed windows to front and rear, loft access, storage cupboard, radiator, doors to:

BEDROOM ONE

13'5 x 12'3 (4.09m x 3.73m)
Double glazed window to front, walk-in wardrobe (7'7 x 6'1), radiator, door to:

EN-SUITE

7'10 x 7'7 (2.39m x 2.31m)
Double glazed window to rear, panelled bath, low level WC, wash hand basin, radiator.

BEDROOM TWO

13'2 x 11'8 (4.01m x 3.56m)
Double glazed window to front, radiator, door to:

EN-SUITE

6'8 x 4'6 (2.03m x 1.37m)
Mains shower cubicle, Sani-Flow WC, wash hand basin, chrome heated towel rail.

THE ANNEXE

KITCHEN/DINER

21'2 x 9'5 (6.45m x 2.87m)
Patio entrance doors, 2 double glazed windows to rear, recently fitted matching wall and base units with worktops over, stainless steel sink and drainer with mixer tap, electric oven and 4 ring electric hob with extractor over, integrated fridge/freezer and washing machine, breakfast bar, localised wall tiles, 2 radiators, door to:

LIVING ROOM

13'4/10'3 x 12'1/4'7 (4.06m x 3.68m)
Double glazed window to side, radiator, external door to side, door to:

CLOAKROOM

7'2 x 3'1 (2.18m x 0.94m)
Double glazed window to rear, low level WC, wash hand basin, heated towel rail.

BEDROOM

16'6 x 11'7 (5.03m x 3.53m)
Two double glazed windows to side, fitted store cupboard, 2

radiators, external door, door to:

EN-SUITE

7'1 x 6'5 (2.16m x 1.96m)
Two obscure double glazed windows to side, double shower cubicle, high level WC, wash hand basin, localised wall tiles, radiator.

EXTERNALLY

Over the road, opposite the property is a good size level garden with a **DOUBLE GARAGE** and parking area which is bounded to the rear by the Afon Duad. Along side the property is a further parking area with stream boundary to the side. Privacy is enjoyed at the rear garden with a patio seating area, bounded to the rear by woodland.

SERVICES

We are advised mains water and electricity are connected to the property with private drainage and oil fired central heating system.

VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail
carmarthen@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisCarm or on
facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

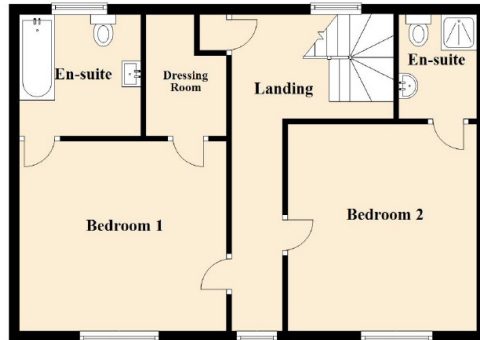
DIRECTIONS

Travel north on the A484 toward Cynwyl Elfed. Travel through Bronwydd, Cwmdwyfran and Pentremorgan continue on passing the old quarry entrance and after a short distance the property will be found on the left hand side.

Ground Floor



First Floor



Rock And Fountain Cottage, Cynwyl Road, Carmarthen



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

**John.
Francis**