



Pantwn Isaf , Velindre, SA44 5UT

**£375,000**

An exciting opportunity to acquire a 3.94 acre smallholding, set in a private, but not isolated position with far reaching views. The accommodation has recently been upgraded to include a new roof and heating system briefly comprises; Living Room, Kitchen/Breakfast Room, Conservatory, Two Bedrooms and Bathroom. To the one side of the track there is an approx. 1.63 acre wooded bank, garden area, garage, hard standing and parking, while across the track, there is an approx. 2.31 acre paddock. The property is just 1 mile from the village of Drefach Felindre and approx 10-15 minutes drive from the Teifi Valley town of Llandysul. No Onward Chain. Viewing highly recommended.

## Location

Very privately set at OS Grid Ref. SN 369388, approx. 300 metres along a private track leading off the council maintained C Road and approx. 1 mile from the village of Drefach Felindre. The village offers the usual village amenities including a Primary School, village shop and public house, while the Teifi Valley town of Llandysul (with its Secondary School) is just 10-15 minutes drive away. The county town of Carmarthen is approx. 20-25 minutes drive away to the south and offers a fantastic range of amenities including a mainline train station, regional hospital, multi-screen cinema, several large supermarkets, 2 Secondary Schools, etc.

## Conservatory



Tiled floor, part tiled walls and glazing to two sides.

## Living Room



Open beamed ceiling, TV point and 2 Upvc windows to the front, radiator, 1/2 panelled walls.

## Kitchen/Breakfast Room



Having a range of wall and base units, integrated Fridge Freezer and dishwasher, worktop surfaces, sink and drainer unit, eye level double oven, void and plumbing for washing machine, tiled floor, radiator, space for table, Upvc door and window.

## Bedroom One



Upvc window to the front, tongue and groove panelled walls.

## Bedroom Two



Large Upvc window to the front, tongue and groove panelled walls.

## Bathroom



Having a tiled floor, tongue and groove panelled bath, low level WC, pedestal washbasin, corner shower cubicle.

## Boiler Room

Tiled floor, Worcester oil fired boiler and water treatment.

## Externally



Immediately next to the cottage there is a Garage/Workshop (8m x 4m) and a gravelled forecourt. Parking area.

## The Land



To the one side of the access track there is an approx. 1.63 acre block of gently sloping mature woodland. Directly across the track from the cottage there is a single level paddock extending in total to approx. 2.31 acres.

## Utilities & Services

Heating Source: Oil fired central heating.

Services:

Electric: Mains

Water: Private

Drainage: Private

Tenure: Freehold and available with vacant possession upon completion.

We understand the original longhouse is mainly built of traditional solid stone walls with more recent block cavity extension under a pitched roof.

Local Authority: Carmarthenshire County Council

Council Tax: Band C

Right of Way: The access track belongs to the neighbour, but there is a legal Right of Way leading from the Council C Road to the property.

## Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

## Broadband Availability

According to the Ofcom website, this property has standard broadband available, with speeds up to 0.7mbps upload and 5mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

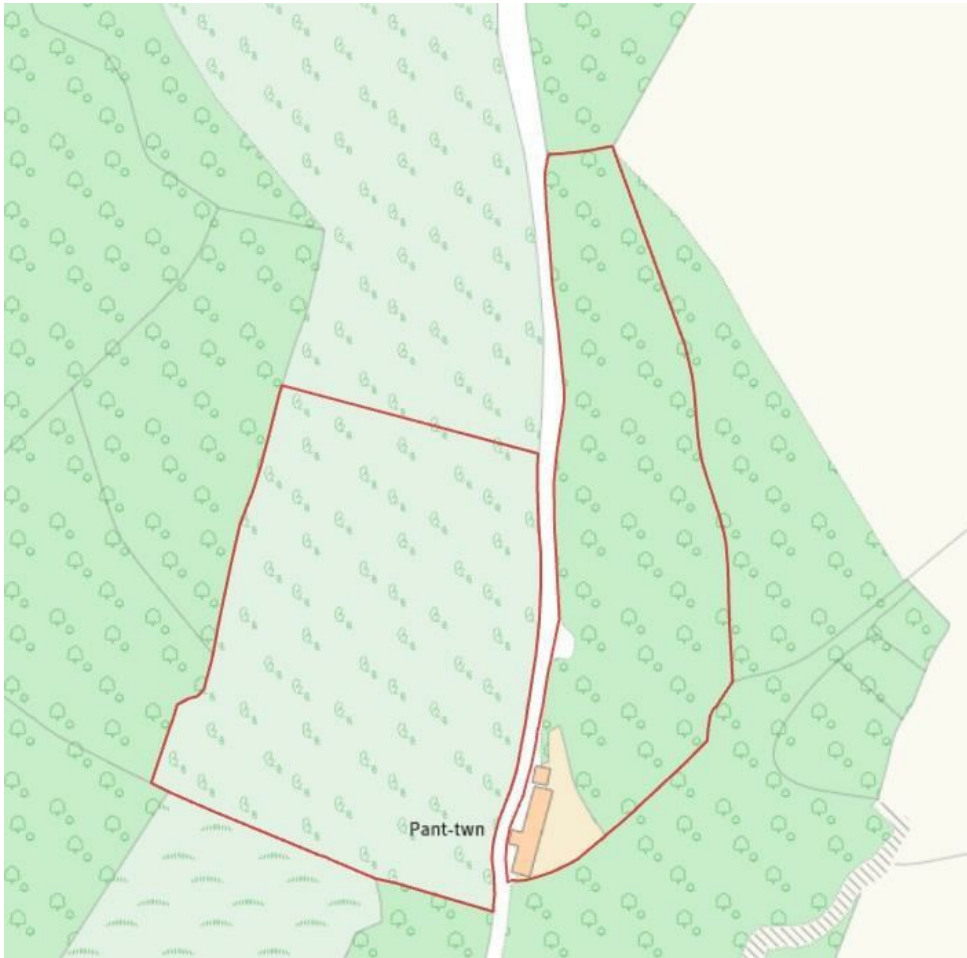
EE Voice - Yes & Data - Yes

Three Voice - Yes & Data - Yes

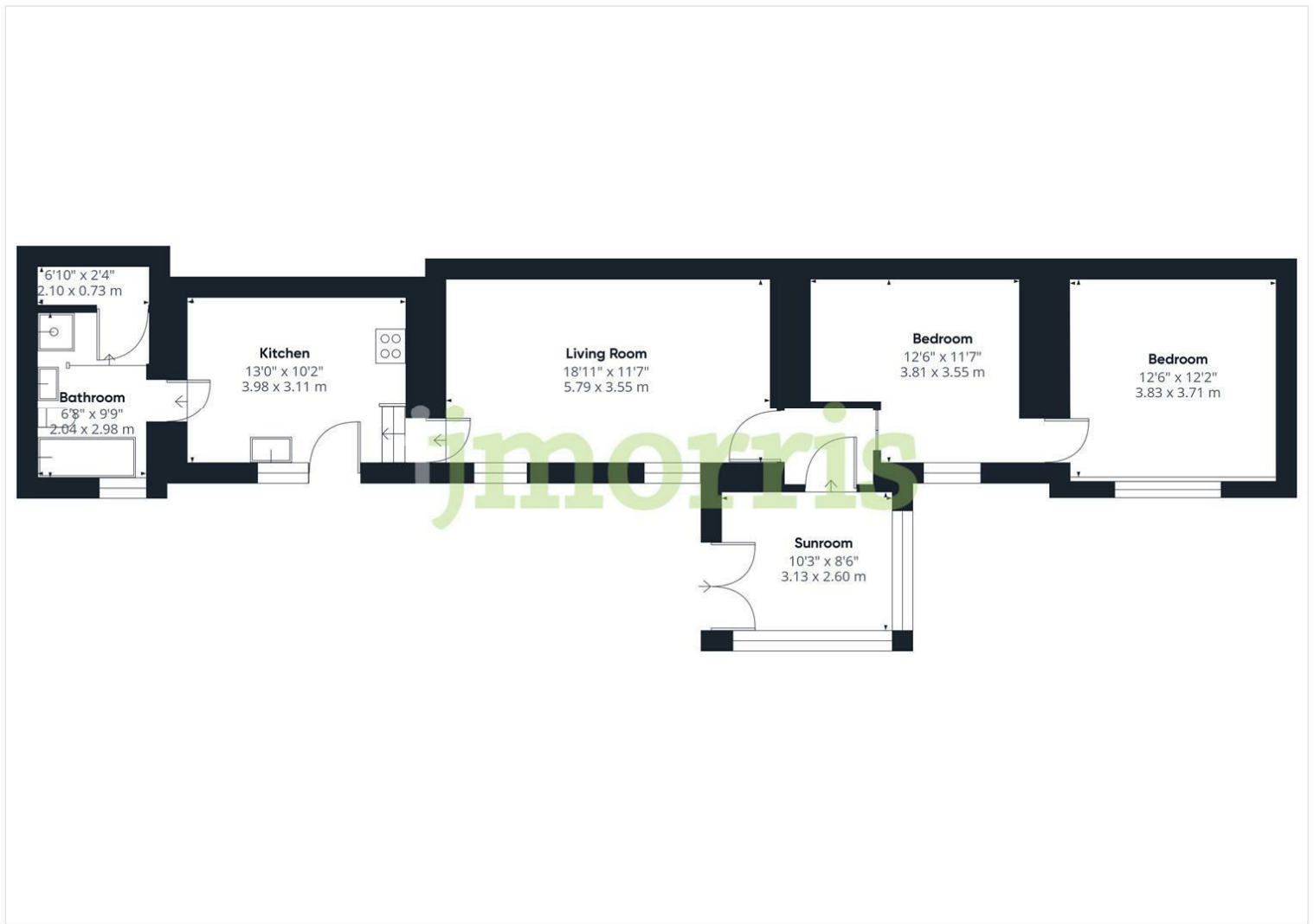
O2 Voice - Yes & Data - Yes

Vodafone. Voice - Yes & Data - No

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



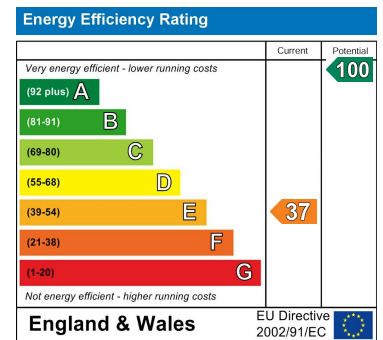
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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