



Rowans , Whitland, SA34 0DH

Offers In The Region Of £499,995

Virtual Viewing Tour Ready!!

An impressive and spacious detached residence boasting impeccable 4 bedroom accommodation with superb period features, located in a small country village location with lovely views, paddock and stone outbuilding.

The house is set within approximately 0.65 acres altogether, with beautiful mature gardens, off road car parking, a double garage, paddock and detached outbuilding ripe for conversion (subject to planning). Viewing is essential to see the overall size, quality and grounds this stunning house offers.

Situation

Cwmfelin Mynach is a small rural village in the heart of the west Carmarthenshire countryside, close to the border with the coastal county of Pembrokeshire which is renowned for its outstanding natural beauty. Approximately 7 miles distant is the small town of Whitland and some 10 miles or so St. Clears and the A40 dual carriageway with M4 road links. Both Whitland and St. Clears offer a good range of local services and facilities that cater for most everyday requirements with the County town of Carmarthen, which offers an extensive array of services and facilities also being within easy reach.

Accommodation

Double glazed French doors open to:

Porch

With ornate tiled flooring, double glazed windows to front, French internal doors open to:

Hall



Continuation of ornate tiled flooring, stairs rise to first floor, radiator, under stairs storage cupboard, doors open to:

Living Room



Double glazed box bay window to front, double glazed window to side, attractive fireplace with inset wood burner and radiator.

Dining Room



Double glazed box bay window to front, red brick fireplace housing a wood burner, exposed wooden floor and radiator.

Kitchen / Breakfast Room



Fitted with a range of wall and base storage cupboards, work surfaces, 1 and a half bowl sink, Belling range cooker, extractor hood, tiled splash backs, exposed wooden flooring, double glazed windows, radiator, space for dining table and chairs.

Rear Porch

Fitted storage cupboard housing combi boiler serving the domestic hot water and central heating, double glazed window and external door.

Store Room

Used much like a Larder with quarry tiled flooring, frosted double glazed window.

Bathroom



W.C, roll top bath with mixer shower tap over, pedestal wash basin, feature fireplace, frosted double glazed windows.

First Floor

Half landing with doors to:

Shower Room



Comprising a corner shower cubical, W.C, pedestal wash basin, heated towel rail, part tiled walls, frosted double glazed windows, radiator, access to loft.

Bedroom 4



Exposed wooden flooring, radiator, double glazed windows.

Main Landing



With spindle balustrade, arched picture window, radiator, doors open to:

Bedroom 2



Exposed wooden flooring, double glazed window, radiator.



Bedroom 3



Exposed wooden flooring, feature fireplace, radiator, double glazed window.

Bedroom 1



Exposed wooden flooring, feature fireplace, double glazed windows, radiator, dressing area with wardrobes and double glazed windows.

Externally



There are simply stunning gardens surrounding the house, with an array of mature specimen shrubs, trees and plants to be found. Pathways lead along clipped hedgerows to many different garden areas and includes a cascading water feature and pond, patios, lawns, colourful borders and banks. To the front of the house wonderful far reaching countryside views are a joy to be seen. Gated vehicular access opens onto a hard standing driveway, allowing off road parking, and which also leads to an old detached outbuilding which is currently ideal for general storage, but as mentioned lends itself for conversion subject to planning. There is also a small workshop/shed adjoining the house. At the lower section of the garden a gateway leads into an adjoining paddock which has a large chicken coop and various young planted fruit trees. The total area of the entire plot is just over half an acre, so there is plenty of space and room for all to enjoy.



Double Garage

Double garage with up and over door to front

The Outbuilding



The Paddock



Services

We are advised mains water and electric are connected. LPG heating (with underground tank) and private drainage are also connected.

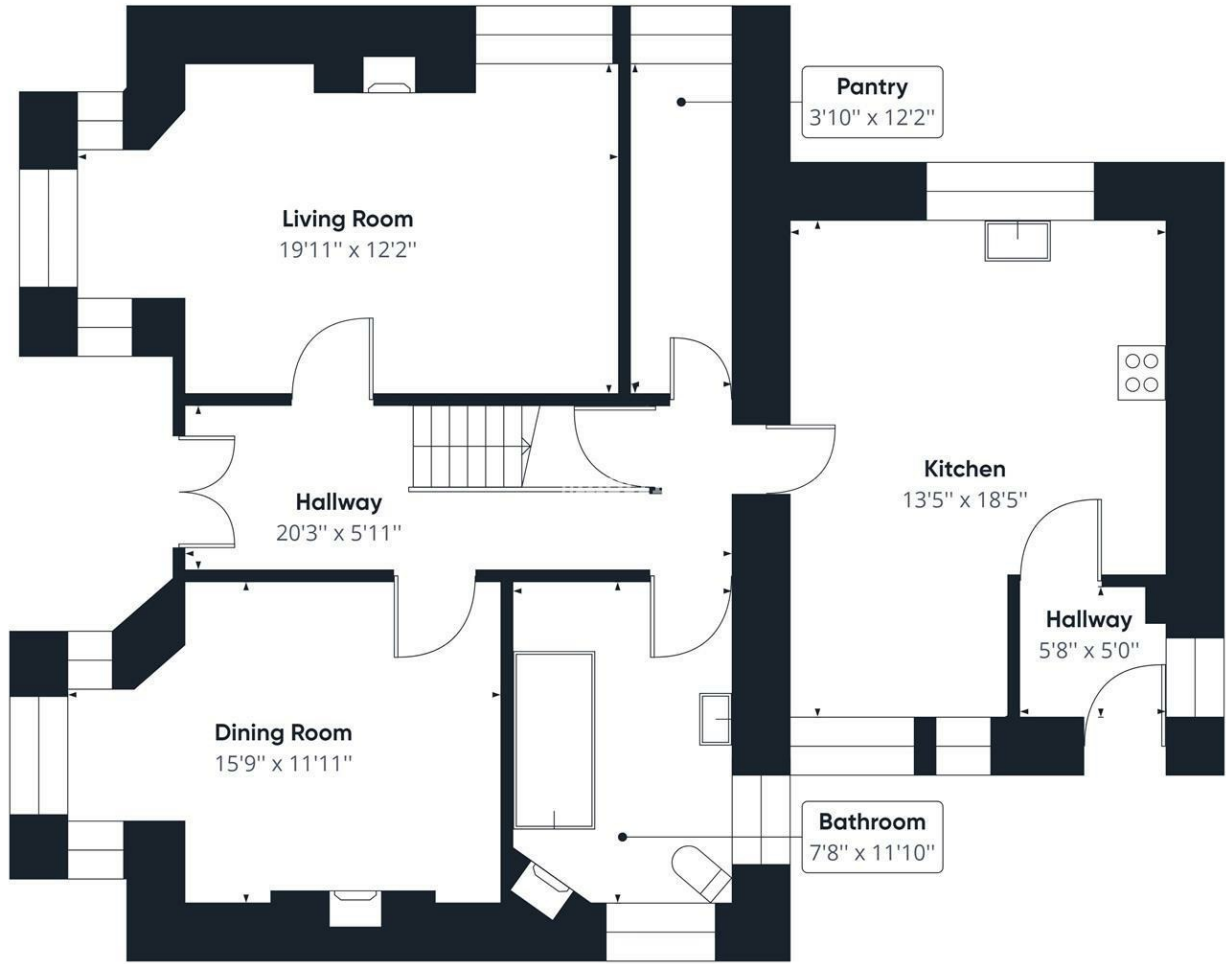
Tenure

Freehold

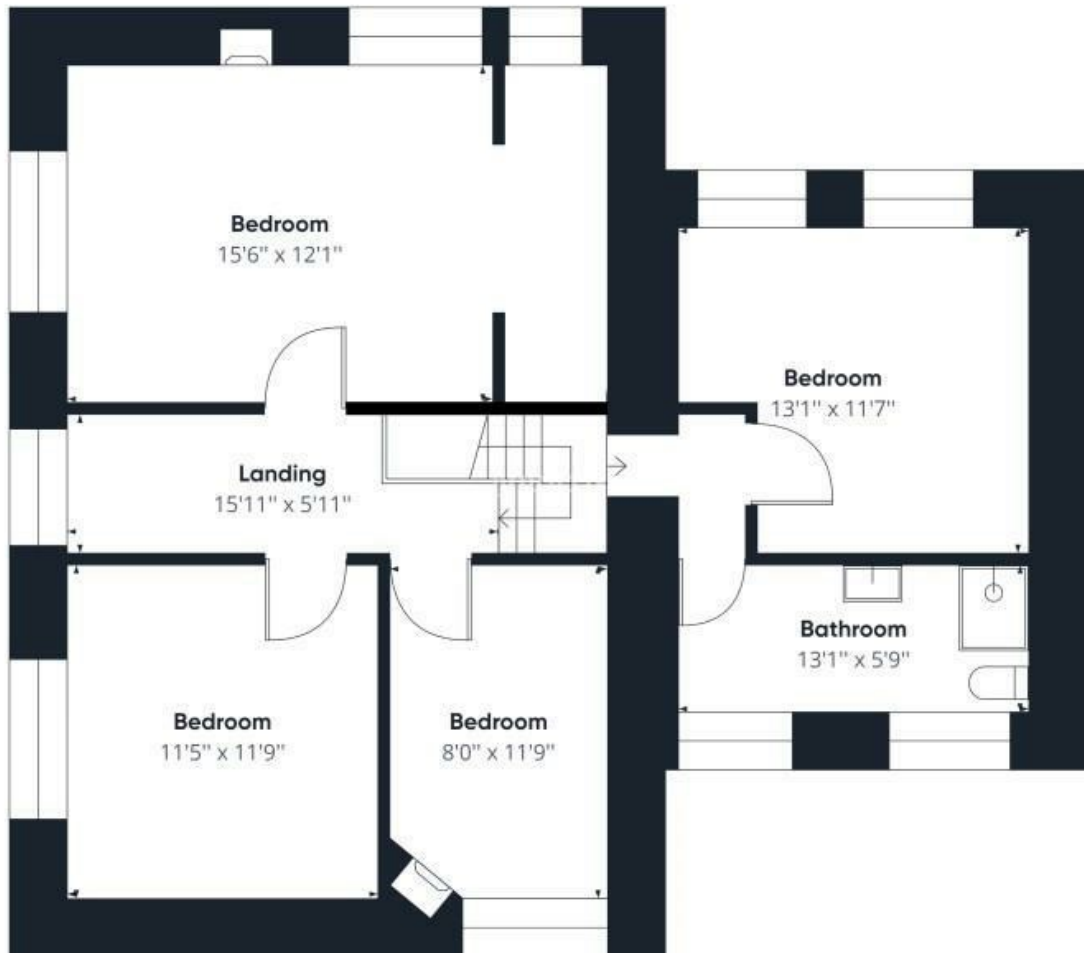
Directions

From Narberth travel on the main A40 road heading in the Carmarthen direction until reaching the 2nd roundabout by Whitland and The Road House restaurant. Turn left signposted for Llanboidy and travel on this road, proceeding past Jabajak guest house and restaurant, then straight over a set of cross roads, take the 2nd left signposted for Cwmfelin Mynach. Enter the village and the property is opposite the chapel, as identified by our JJMorris for sale sign.

Floor Plan



Floor 0



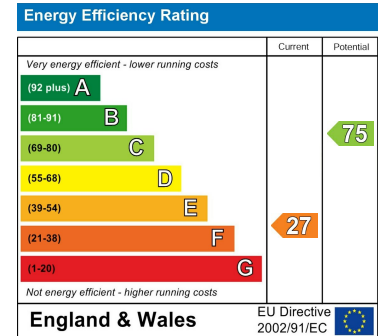
Floor 1



Area Map



Energy Efficiency Graph



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