Pantawel Maesybont, Nr Cross Hands, Carmarthenshire, SA14 7SR

Offers in the region of £155,000

An attractive Period house set in convenient rural location on the fringe of small hamlet standing in spacious grounds with versatile range of buildings and commanding views over surrounding countryside. This deceptively spacious property is in need of refurbishment and modernisation and provides the following accommodation: Reception Hall, Sitting Room with fireplace, Dining Room with solid fuel stove, Living Room with solid fuel stove; Kitchen; 3 Bedrooms and Bathroom. Solid fuel central heating. Driveway to parking space. Garden store shed and large garage/workshop. Former cowshed now used and garage with lean to Utility Room. Large garden with lawn and herbaceous borders. Viewing highly recommended.
**RECEPTION HALL**
Stairs to first floor.

**SITTING ROOM 13'9" x 7'2" (4.20m x 2.20m)**
Tiled surround fireplace. Radiator.

**DINING ROOM 13'9" x 9'1" (4.20m x 2.79m)**
Rayburn Rhapsody room heater in tiled surround fireplace. Radiator.

**LIVING ROOM 11'9" x 11'0" (3.60m x 3.36m)**
Multi-fuel stove set in tiled recess with back boiler for heating requirements. Slate hearth. Radiator.

**KITCHEN 10'11" x 7'2" (3.35m x 2.20m)**
Single drainer stainless steel sink unit. Fitted base, wall and glazed display cupboards. Work-surface.

**FIRST FLOOR**

**LANDING**
Built in airing cupboard.

**BEDROOM 14'7" x 9'3" (4.46m x 2.83m)**
Radiator.

**BEDROOM 14'6" x 10'4" max (4.42m x 3.17m max)**
Radiator.

**BEDROOM 12'5" x 11'7" max (3.79m x 3.55m max)**
Radiator.

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Panelled bath with shower above. Pedestal hand basin. Low level W.C. Radiator.

OUTSIDE
The property is approached over a short lane from the county road that leads to one other neighbouring property. A gated entrance leads into a spacious courtyard around which the buildings are located.

LEAN TO FORMER COWSHEd 14'2" x 14'2" (4.34m x 4.32m)

Pantawel stands in spacious grounds which comprise areas of lawned garded with herbaceous borders together with a variety of established shrubs.

This adjoins the house and has been used in recent times as a garage with up and over door.

LEAN TO UTILITY ROOM 13'11" x 11'5" (4.25m x 3.49m)
SERVICES

We are advised that the property is connected to mains electricity and water. Private drainage.

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

COUNCIL TAX

We are advised that the property is in Band 'C' and that the liability for the year 2016/17 is £

EDUCATION

A wide range of state schools are to be found in Maesybont, Ffairfach, Llandeilo, Gorslas and Carmarthen - www.carmarthenshire.gov.uk. Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools www.isc.co.uk)

SPORTING AND RECREATIONAL

There are wonderful opportunities for walking and cycling from the property. The Rivers Towy and Cothi are noted for their fishing, membership of associations is by application. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

LOCATION

Pantawel is situated on the fringe of this rural hamlet. It is approximately 6 miles from the Country Market town of Llandeilo which provides a good range of amenities together with rail link on the 'Heart of Wales' line. The busy centre of Cross Hands with its retail and business parks is within 4 miles and the county administrative town of Carmarthen is approximately 14 miles. The M.4 motorway can be joined at Pont Abraham providing access to the University city of Swansea and of course is the main route to the rest of the country.

DIRECTIONS

From Llandeilo the property is located by taking the A.483 to Ffairfach. At the mini roundabout take the third exit onto the A.476 and proceed on this road for almost 6 miles to the village of Carmel. Turn right signposted to Maesybont, continue on this road to the 'T' junction, turn right onto the B4297. Continue on this for a short distance and take the second lane to the left. This leads to the property.
**VIEWING**

Maesybont, Nr Cross Hands, SA14 7SR

By appointment with BJP

**OUT OF HOURS CONTACT**
Jonathan Morgan 07989 296883

**N B**
These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor’s inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

**PROOF OF IDENTITY**
In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

**HOMEBUYERS SURVEY**
If you are considering buying a home, make sure that you are not buying a PROBLEM Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY & VALUATION

**WEBSITE ADDRESS**
Carmarthen 01267 236363 Llandeilo 01558 822468 View all our properties on: www.bjpc.co.com; www.rightmove.co.uk or www.onthemarket.com