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Waunwthan Farmhouse , Saron, SA44 5EJ

£390,000

A Four Bedroom character farmhouse situated within good sized grounds and an adjoining 2.97 acre paddock. The spacious accommodation, which is set across three floors briefly comprises: Entrance Porch, Hall, Sitting Room, Conservatory, Living Room, Kitchen/Diner, Utility Room, W.C. To the First Floor there is a Master Bedroom having an En Suite Shower Room, Two Further Bedrooms and a Family Bathroom. The second floor boasts a Fourth Bedroom and Eaves Storage. Externally, the property boasts a Double Garage, Parking, Gardens, Large Tree House and a Paddock to the rear. Viewing Highly Recommended.

Situation

Waunwthan Farmhouse is situated in a select courtyard development of just one other property, on the outskirts of Saron village, being 5 to 10 minutes drive of the towns of Llandysul and Newcastle Emlyn and 25 minutes drive from the County Town of Carmarthen. Newcastle Emlyn is a quaint market town dating back to the 13th Century. Straddling the two counties of Ceredigion and Carmarthenshire, Newcastle Emlyn town lies in Carmarthenshire and Adpar on the outskirts lies in Ceredigion divided by the River Teifi. The town offers residents and tourists a range of amenities include a Castle, supermarkets, restaurants and coffee shops, banks, a primary and secondary school, swimming pool, leisure centre, several public houses and many independent shops. Situated 10.6 miles south east of Cardigan and 16.7 miles North West of the town of Carmarthen (which gives direct access via the A48 on to the M4 motorway), the town is within easy reach of many local areas and attractions including the beautiful West Wales coastline, which is with easy driving distance and provides a choice of beaches and interesting coastal path walks etc.

Entrance Porch

With quarry tiled flooring

Hall

Stairs rise off to the first floor, wooden flooring, door to:

Snug/Sitting Room 10'7" x 10'11" (3.23 x 3.34)



Feature fireplace with electric log effect burner, two wall lights, under stairs storage cupboard, door to:

Conservatory 11'3" x 11'2" (3.45 x 3.41)



Of uPVC construction set on a dwarf wall with double glazed units to three sides, 'French' doors leading to the garden, two radiators, tiled flooring.

Living Room 16'4" x 11'8" (5.00 x 3.57)



Two uPVC windows to the front elevation, feature fire place with inset gas (LPG) log burner effect fire, with wooden surround

Kitchen / Diner 15'3" x 11'6" (4.67 x 3.51)



A farmhouse style kitchen having a range of wall and base units with complimentary worktops incorporating 1.5 bowl stainless steel single drainer sink unit and tiled splashbacks. Space for electric cooker with stainless steel extractor fan over, void and plumbing for dishwasher, integrated fridge, dual aspect uPVC windows radiator, space for dining table, wooden flooring, recessed spotlights. Door to:

Utility 11'6" x 6'7" (3.51 x 2.01)



With quarry tiled flooring, Wall and base cabinets with inset stainless steel single drainer sink unit, tiled splash back, Worcester oil fired central heating boiler, radiator, uPVC window, door to rear. Door to:

W.C.

Low flush W.C, quarry tiled flooring.

FIRST FLOOR

Landing

Stairs rise off to the second floor, doors to:

Master Bedroom 14'5" x 11' (4.39m x 3.35m)



UPVC window to the rear enjoying far reaching views over the garden, adjoining paddock and the countryside beyond radiator,

Ensuite Shower Room 11'6" x 6'7" (3.51 x 2.01)



With shower cubicle, close coupled toilet, pedestal wash basin, shaver light, extractor fan, radiator, UPVC window to the rear enjoying far reaching views over the garden, adjoining paddock and the countryside beyond.

Family Bathroom 7'6" x 6'5" (2.29 x 1.96)



Panel bath with mixer taps, close coupled toilet, pedestal wash basin, shaver light and extractor, UPVC window to the rear enjoying far reaching views over the garden, adjoining paddock and the countryside beyond.

Bedroom Two 16'7" x 7'6" (5.08 x 2.31)



Two uPVC windows to the front elevation, wooden flooring, radiator.

Bedroom Three 11'8" x 10'7" (3.58 x 3.25)



UPVC window to to the front elevation, radiator.

SECOND FLOOR

Bedroom Four 18'7" x 6' (5.66m x 1.83m)



Excellent further residential accommodation which could be another bedroom or living room, with 3 Velux windows, radiator, roof trusses, access to eaves storage.

OUTSIDE

Aerial Plan



For guidance only.

Gardens



The grounds of the property extend to 0.48 acre or thereabouts and provide spacious lawned gardens to the three sides with gravel areas, paved patio, raised beds, herb garden and a substantial treehouse.

Detached Garage 19'1" x 18'7" (5.82m x 5.66m)



Block and profile sheet roof with sliding door, plus further storage (18'7" x 6') to rear and log store to the side with insulated profile roof.

Land/ Paddock



Situated directly behind the property and extending to 2.97 acres or thereabouts, with good fencing and access gates. The current owners rent the land to a local farmer, however, it would be ideal for a horse or pony or for 'grow your own' use.

Service, etc

Services - Mains water (metered), electricity and drainage. Oil central heating.

Local Authority - Carmarthenshire County Council.

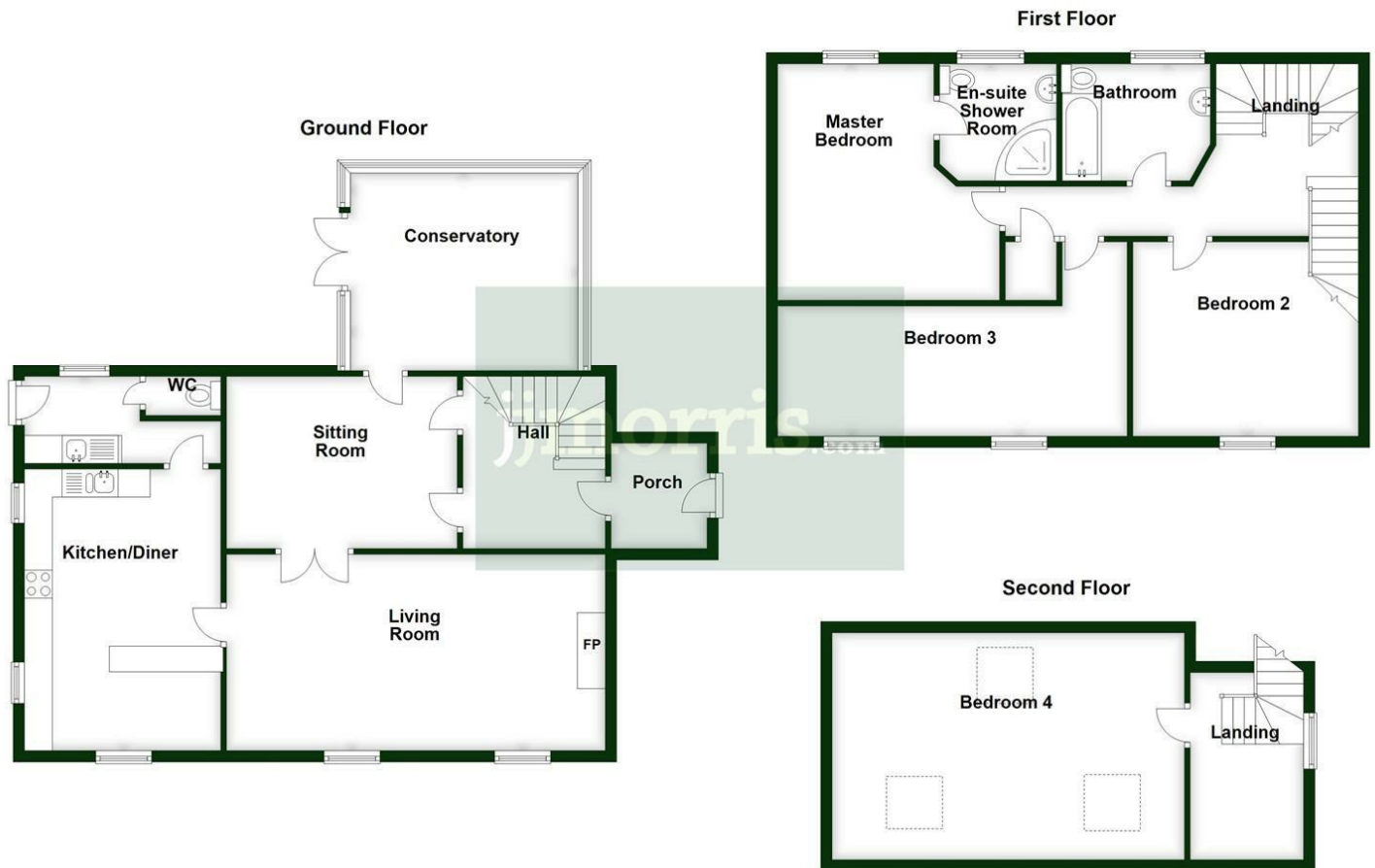
Property Classification - Band F

Tenure - Freehold and available with vacant possession upon completion.

Directions

Continue through the village of Saron passing the school, turn right shortly after and continue along the lane and the driveway for Waunwthan will be found on the right handside.

Floor Plan

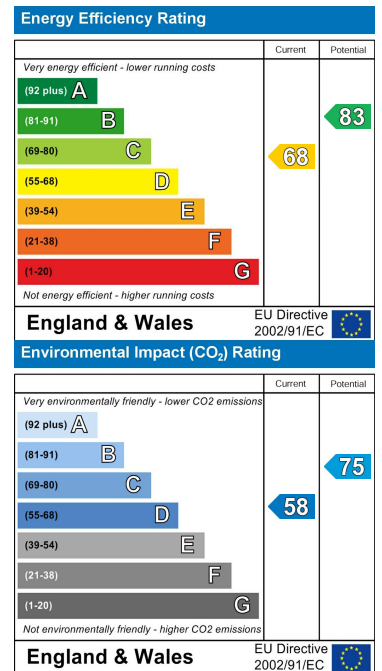


Scale 1:100
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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