

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



Ordawe, Cwmdy, Llandeilo, Carmarthenshire, SA19 7DY

Guide Price £300,000

A 2 Acre Smallholding with a detached 3 bedroom improvable bungalow, attractive gardens and paddocks, in a popular and pretty location on the edge of the village of Cwmdy, some 6 miles from Llandeilo.

LOCATION



Attractively located on the edge of the historic village of Cwmdy which is renowned for its local pub, post office and shop being owned by the National Trust and run by the community, in the rolling hills of Carmarthenshire, yet being close to the village of Talley with the renowned primary school and also within easy driving distance of the destination town of Llandeilo renowned for its restaurants, shops and local facilities.

DESCRIPTION



A detached bungalow of non traditional concrete sectional construction built we understand in 1976 by the current vendor, offering 3 bedroomeed accommodation with the benefit of oil fired central heating and uPVC double glazing. The property affords more particularly the following -

FRONT ENTRANCE DOOR to - HALLWAY

LIVING ROOM

13'6" x 11' (4.11m x 3.35m)

Radiator, front and side windows

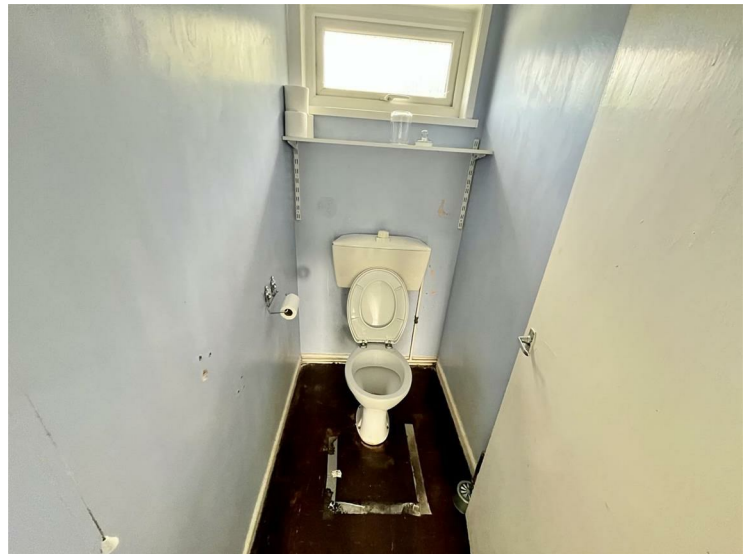
KITCHEN/DINING ROOM

13'6" x 9'4" (4.11m x 2.84m)

With a range of base units incorporating single drainer sink unit, cooker point, oil fired central heating boiler, 2 storage cupboard, side entrance door, radiator

INNER HALLWAY

CLOAKROOM



With w.c.,

BATHROOM



Having bath and wash hand basin

FRONT BEDROOM 1

10'10" x 9' (3.30m x 2.74m)



Radiator

FRONT BEDROOM 2

10'10" x 7'8" (3.30m x 2.34m)

Radiator

BEDROOM 3

11'9" x 9'5" (3.58m x 2.87m)



Radiator, two windows

EXTERNALLY



The property has a gated entrance leading to side driveway, two detached garages, further graveled drive area and large front lawned area, attractive rear gardens to include polytunnel, green house and vegetable growing areas.

THE LAND



To the side of the property with separate roadside access is one level pasture paddock wrapping around the rear of the bungalow having stream boundary, in all we understand approximately 2 acres or thereabouts.

SERVICES

We understand the property is connected to mains water, mains electricity, private drainage., oil fired central heating.

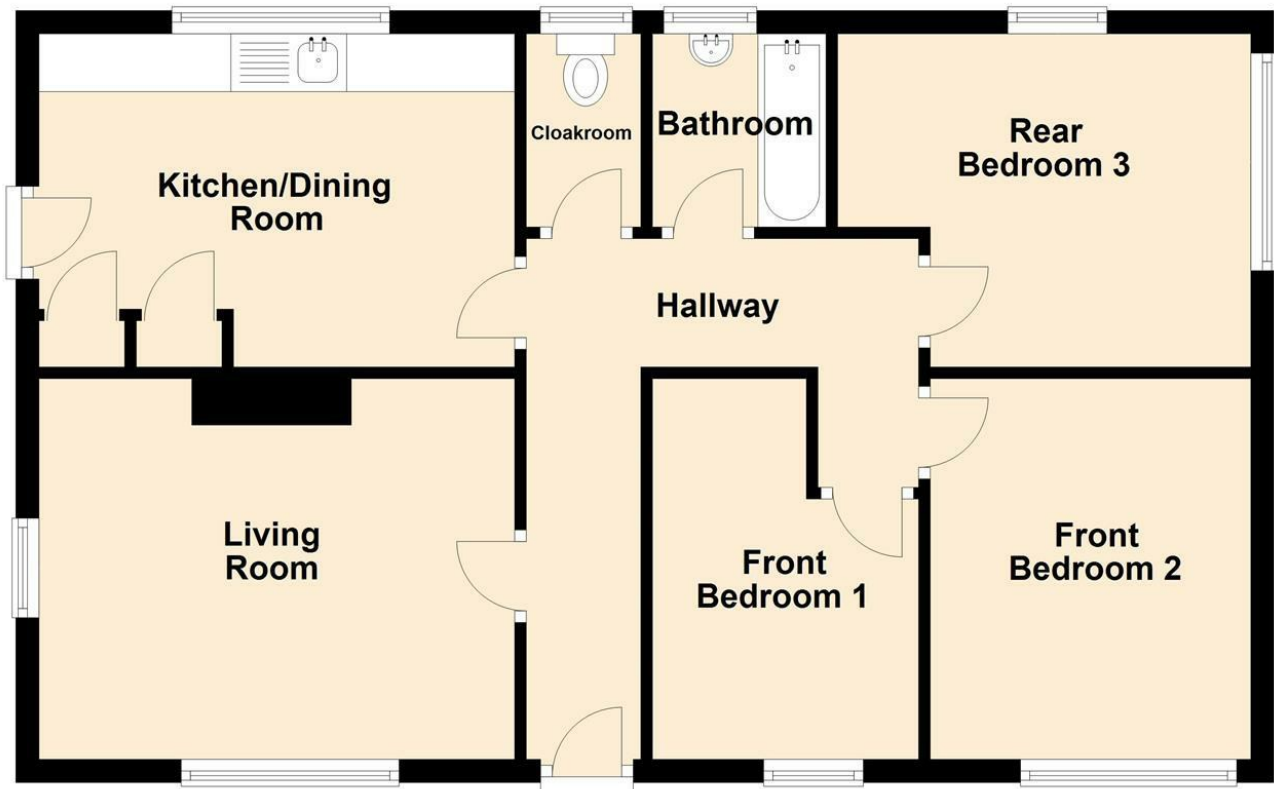
Planning Consent

The property had the benefit of planning consent for two further plots in the late 1970's that has now lapsed

Any enquiries should be referred to the planning department at Carmarthenshire county council.

Floor Plan

Approx. 65.8 sq. metres (708.8 sq. feet)



Total area: approx. 65.8 sq. metres (708.8 sq. feet)

For illustration purposes only, floor-plan not to scale and measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,