



The Smallholding Centre

1 Cawdor Terrace ☎ 01239 621 303

Newcastle Emlyn ✉ info@thesmallholdingcentre.co.uk
SA38 9AS

2 Bed Detached House

Offers in Region of

£120,000



Danrhyw, Carmarthen Road A484 Cwmdud, Carmarthen, SA33 6XJ

Danrhyw could once again become a lovely little character house with lots of tlc as it needs complete refurbishment throughout or subject to any consents, partially or completely demolished and rebuilt if preferred. Situated on the edge of Cwmdud village on the main A484 Carmarthen to Newcastle Emlyn road there are good sized gardens to the rear with a little stream at the bottom. There is currently no parking (other than in a layby a few yards away) so, again, subject to any planning consents it may be possible to demolish the kitchen which is to the left hand side, put in off street parking here for 2 cars and rebuild a larger kitchen to the rear overlooking the valley and rear gardens. On the market for not much more than a building plot costs these days in this area so lots of potential with this one.

Key Features

Character Detached 2 Bed Cottage

In Need Of Total Refurbishment

Good Sized Gardens With Stream Boundary

Lots Of Potential (subject to consents)

Refurbish or Demolish And Rebuild (stp)

Parking Nearby

Not For The Faint Hearted

Energy Rating: G

Ground Floor

Accommodation - Entrance via timber-glazed door into:

Hallway - With staircase to first floor, quarry tiled flooring, door off to:

Sitting Room - 12' 10" x 6' 9" (3.93m x 2.07m) With window to the front, exposed beams, fireplace.

Lounge - 12' 10" x 13' 1" (3.93m x 4m) into recess.

With windows to the front and rear, exposed beams, fireplace, quarry tiled flooring, under-stairs storage cupboard.

Kitchen - 8' 2" x 15' 11" (2.5m x 4.87m) With windows to the front, side and rear, basic worktop, cooker, sink/drainage unit, door out to rear leading to outside WC.

First Floor

First Floor - Accessed via staircase in hallway and giving access to:

Bedroom 1 - 12' 10" x 10' 4" (3.93m x 3.17m) into recess.

With two windows to the front.

Bedroom 2 - 13' 1" x 12' 11" (3.99m x 3.96m) With window to the front.

Exterior

Externally - There is a small area to the front of the property with a side pedestrian access leading to the rear gardens which lead down to the River Duad at the bottom. There is no off-street parking currently with this property but on-street parking is available a few yards down the road in a layby. Subject to planning consents it would make sense to demolish the kitchen to the left hand side and put in off street parking there for 2 cars and rebuild a bigger, nicer kitchen / diner to the rear overlooking the rear gardens. There is currently only an outside toilet at the moment so a bathroom would need to be installed.

General Information - Viewings: Strictly by appointment via the agents, Houses For Sale in Wales or our sister company, The Smallholding Centre.

Tenure: Freehold

Services: Mains electricity, mains water, mains drainage, no central heating.

Council Tax: Band B, Carmarthenshire County Council

Directions - From Newcastle Emlyn take the A484 to Cwmdud, as you enter the 30mph zone, there is a bungalow on the left and Danyrhwy is the next property on the left-hand side, denoted by our For Sale board. Google co-ordinates: 51.95768519507014, -4.365443358311302
What3Words: ///guesswork.wing.tint



Main View 2



Lounge



Lounge - View 2



Sitting Room



Kitchen



Kitchen - View 2



Hallway / Staircase To 1st Floor



Bedroom 1



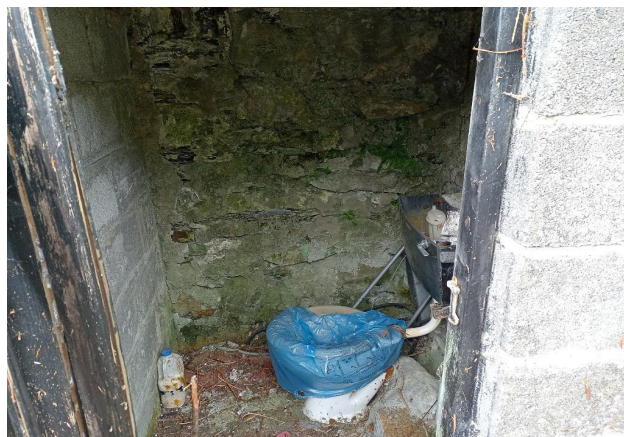
Bedroom 1 - View 2



Bedroom 2



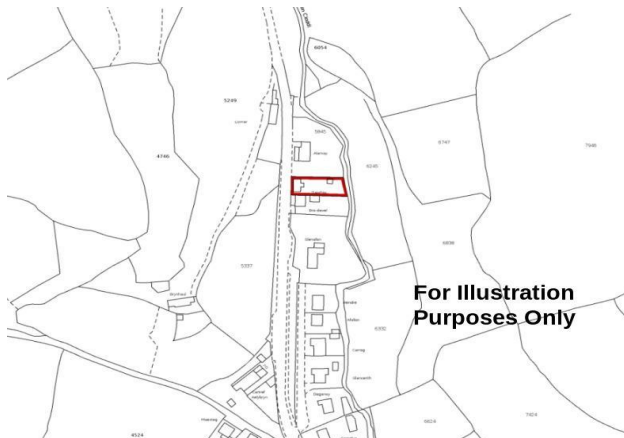
Bedroom 2 - View 2



Outside WC



Close Up View Of The Rear



Boundary Plan

For Illustration
Purposes Only

Floorplans



Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F		
1-20	G	1 G	