



The Smallholding Centre

1 Cawdor Terrace ☎ 01239 621 303

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

1 Bed Detached House

Offers in Region of

£200,000



Gwyn Villa, Capel Iwan Newcastle Emlyn, SA38 9ND

Gwyn Villa has massive potential to extend and improve (subject to any consents required) to provide what would then be a comfortable family home set in just under half an acre of gardens with beautiful far reaching views over open farmland and beyond. Although currently needing updating and modernisation, once done the new owner would have a superbly positioned home with loads of outside space with a garage and detached outbuilding with off street parking. In the house there is a kitchen, sitting room, lounge with potential to subdivide to provide a 2nd downstairs bedroom, on the first floor there is one bedroom and a bathroom. The writer also thinks that there is potential for a building plot to the right hand side of the property as the whole site is just under half an acre, split in two that would give quarter of an acre for each property (subject to consents of course) Quite rare these nowadays !

Key Features

Huge Potential To Extend -Sub to consent

Just Under Half An Acre Of Gardens

Garage And Outbuilding

Driveway And Off Street Parking

Far Reaching Views Over Fields

Needs A lot Of Modernisation/Decoration

No Forward Chain

Energy Rating: G

Ground Floor

Accommodation - Entrance via UPVC double-glazed door into:

Porch - With timber glazed door into:

Kitchen - 10' 5" x 9' 10" (3.2m x 3.02m) With window to side, a range of wall and base units, 1.5 bowl sink/drain unit, space and plumbing for dishwasher, LPG hob, staircase to first floor, through to:

Sitting Room - 10' 11" x 11' 10" (3.35m x 3.63m) With two windows to the front and side, solid fuel "Rayburn" cooking range, door into:

Lounge / Diner - 21' 7" x 10' 9" (6.6m x 3.29m) With three windows to side and rear, two of which have views over open countryside, fireplace. This room looks like it was originally two rooms so if a 2nd downstairs bedroom was required then all that would be required is to reinstall the old internal wall with a bedroom door as there is already an existing window in what would be the second bedroom.

First Floor

First Floor - Accessed via staircase from kitchen leading to:

Landing Area - With window overlooking the large side lawned gardens and the two outbuildings / garages, under-eaves storage space.

Bathroom - With panelled bath, low level flush WC, pedestal wash hand basin, extractor fan.

Bedroom - 13' 8" x 11' 11" (4.2m x 3.64m) into recess.

With window to side with views over open countryside, built-in wardrobe.

Lower Ground Floor

Notes: - There is a utility in the basement that is accessed via an external door.

Exterior

Externally - Very large lawned areas with superb views over open countryside and beyond. Off-street drive parking.

Garage - Block-built with "heather purple" Welsh slate roof, window to rear, up and over door accessed from the roadway.

Steel Outbuilding - Accessed via double doors from the gardens, constructed of steel cladding walls and roof.

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 water, mains electricity, private drainage (septic tank).

Council Tax: Band C, Carmarthenshire County Council

Directions - From Newcastle Emlyn, take the B4333 towards Cynwyl



Detached Garage



Driveway / Off Street Parking



Large Gardens -Just Under Half An Acre



Gardens And Views

Elfed for 2.5 miles. After the long straight, turn right sign-posted Capel Iwan (with a brown caravan/camping sign). Proceed for approx 250m into Pantybwllch and then take the left turn. Proceed down this road for just under a mile, passing a left-hand turn and continue. Gwyn Villa is the LAST property on the right-hand side before the junction, denoted by our For Sale board.



Lawned Gardens



Side Gardens



View From Bottom Of Gardens



Far Reaching Views



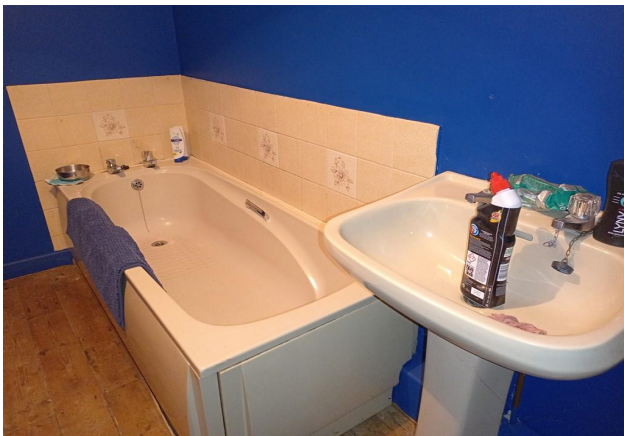
Sitting Room



Lounge Plus Possible 2nd Bedroom



Kitchen



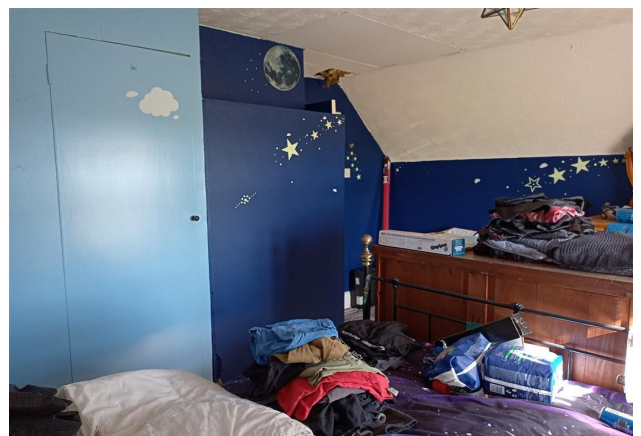
Bathroom



Upstairs Bedroom 1



View From Bedroom 1



Bedroom 1 - Other View

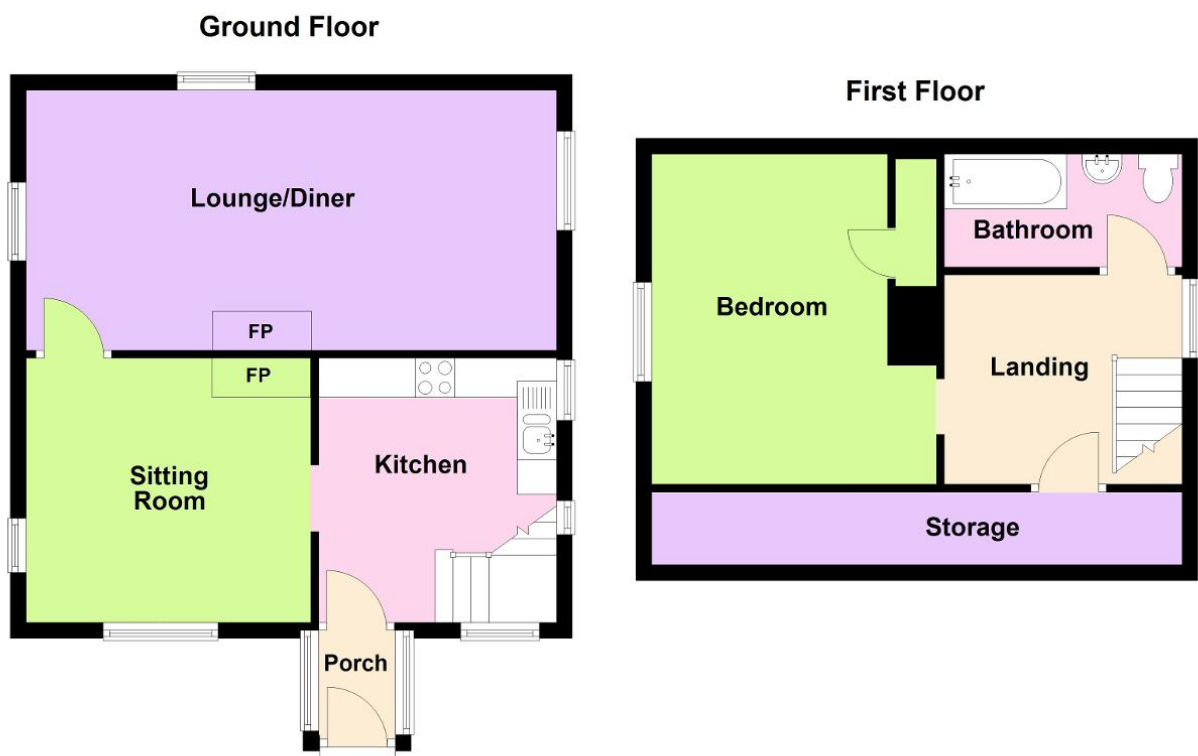


First Floor Landing



View Over Gardens From Landing Window

Floorplans



Gwyn Villa

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 G	