



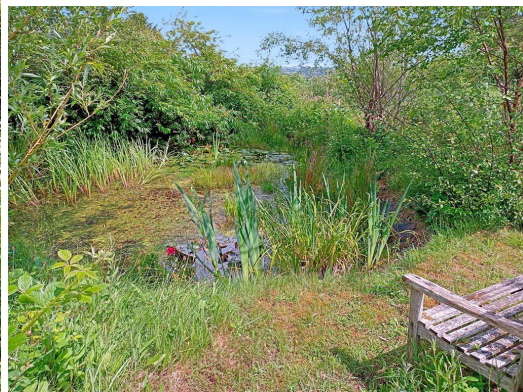
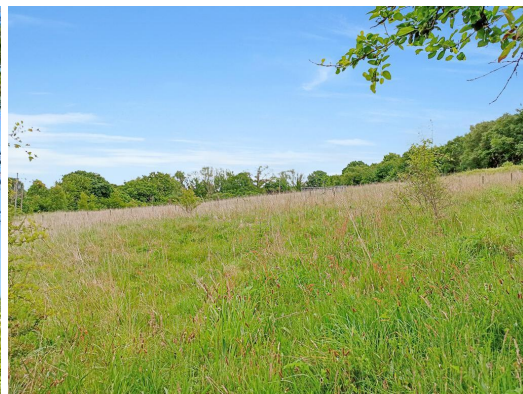
The Smallholding Centre

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SA38 9AS

3 Bed Detached Bungalow With Land

Offers in Region of
£425,000



Glas y Dorlan, Cwmhiraeth Drefach Felindre, SA44 5XJ

Glas y Dorlan is a nature lovers paradise set in a tucked away location with around 6 acres of land made up of a large gently sloping paddock with the rest being woodland and pretty gardens with two lovely wildlife ponds. In the gardens there is also a very useful large timber chalet, which subject to any consents required, could provide a secondary income or for overflow accommodation (septic tank would be required), near the cabin is a stable block needing some tlc. The bungalow has 3 bedrooms which could use a refresh throughout with potential for a one bedroom annex to the side, again subject to any consents required.

Key Features

Detached Bungalow With Circa 6 Acres

Tucked Away Location With Views

Large Timber Cabin With Solar PV

Large Paddock With Some Woodland

Edge Of Cwmhiraeth Village

Bungalow Could Use A Refresh

Nature Lovers Paradise

Energy Rating: C

Ground Floor

Accommodation - Entrance via UPVC double-glazed door into:

Hallway - With radiator, door into:

Airing Cupboard - With shelving and radiator.

Kitchen / Diner - **14' 11" x 14' 4" (4.57m x 4.38m)** A spacious room with 3 UPVC triple-glazed windows to the front and sides, a good range of wall and base units, 1.5 bowl sink/drain unit, electric cooker, dishwasher, fridge, freezer, radiator, door out to hallway, door into:

Conservatory - **13' 1" x 15' 4" (4m x 4.7m)** With single and double French doors out to the gardens, glazed panels on 3 sides with glass roof (note, one of the glass panels has shattered due to storm damage with a falling branch but it is still waterproof), folding doors leading back into lounge.

Lounge - **12' 7" x 14' 3" (3.85m x 4.35m)** into recess

With folding doors into conservatory, wood-burning stove, radiator.

Bathroom - With frosted UPVC double-glazed window to rear, sink unit, low level flush WC, panelled bath with shower over, part-tiled walls, radiator.

Bedroom 2 - **8' 7" x 8' 0" (2.62m x 2.46m)** With UPVC double-glazed window, radiator.

Master Bedroom - **10' 11" x 17' 10" (3.33m x 5.45m)** A large room with UPVC double-glazed window to the front providing views over the valley, door leading into the 1-bed annexe, radiator.

Potential Annexe - With its own access from the outside, you enter into:

Shower Room - **8' 0" x 9' 9" (2.45m x 2.99m)** With corner shower unit, low level flush WC, sink/drain unit, access to loft space, door into:

Bedroom 3 - **7' 7" x 9' 9" (2.34m x 2.99m)** With UPVC double-glazed window, radiator.

Exterior

Externally - There is a driveway as you approach the property with parking for several cars. The gardens and woodland (which are tiered) have pathways providing access to lots of "secret" garden areas which include 2 wildlife ponds, a huge variety of flowers and shrubs fill the garden area and provide a superb natural backdrop whilst providing access to both the stable block and timber cabin.

The Cabin - This is a large solid timber cabin that could (subject to any consents required) be used for a variety of purposes (however it would need a septic tank (or compost loo) if accommodation were required.) Near the cabin and stables there is a convenient gated road access onto the adjacent lane. The Cabin has electricity via solar panels.

The Land - The whole site amounts to some 6 acres (see attached land plan) or thereabouts and is predominantly rough pasture (our client no longer keeps stock on the land so it is a little unkempt) and is gently sloping with a convenient gated access onto the road (so 2 gated access



Kitchen / Diner



Kitchen / Diner - View 2



Lounge



Bathroom

points)

The rest of the land is made up of sloping woodland and gardens which have terraces accessed via numerous pathways.

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

Tenure: Freehold

Services: Mains electricity, mains water, private drainage (septic tank), oil-fired central heating.

Council Tax: Band E, Carmarthenshire County Council

Directions - From Newcastle Emlyn to Drefach Felindre. Turn right in front of the church towards Cwmhiraeth. At the top of the hill, take the 2nd right-hand turn (immediately next to a metal gate with our board attached). Proceed along here for 300m. Just before a cluster of houses, you will see a right turn (with by a footpath sign) literally going back on yourself. Take this road and Glas y Dorlan is immediately on the right-hand side up the driveway.

What3Words: ///exhales.twigs.rehearsed

Google Co-ordinates: 52.01818329948295, -4.415822770897315



Master Bedroom



Master Bedroom - View 2



Bedroom 2



Conservatory



Conservatory - Another View



Separate Entrance To Possible Annex



Second Shower Room



Bedroom 3



Large Timber Cabin



Inside Timber Cabin



Inside Timber Cabin - View 2



Land And Views



Land And Views



The Land



The Land



Stable Block



Land And Views



The Woodland



Land And Views



Another View Of Main Paddock



Land And Views



Land And Views



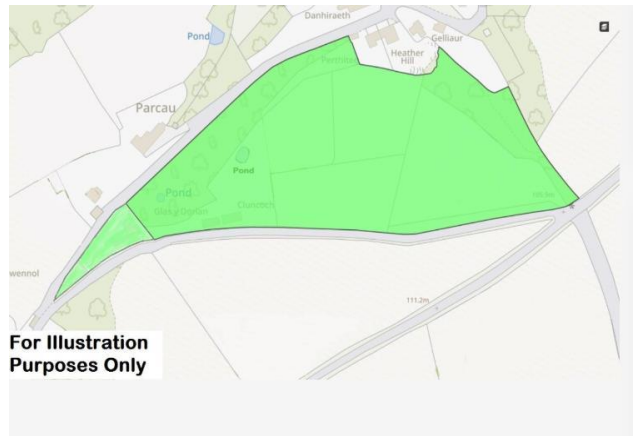
Second Wildlife Pond



The Land



Wild Nature !!



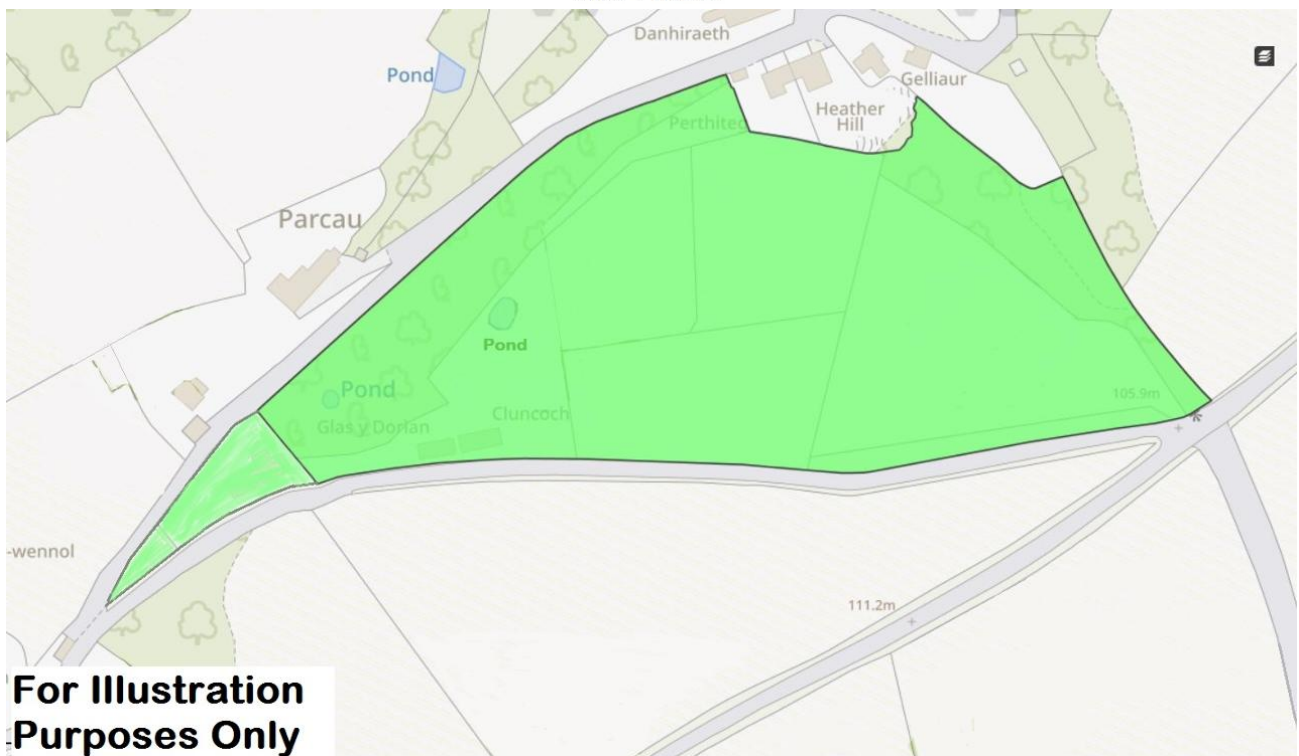
Land Plan Circa 6 Acres

Floorplans

Ground Floor



Glas Y Dorlan



Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		