



The Smallholding Centre

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2 Bed Cottage

£275,000



Maes y Felin, Cwm-Morgan Newcastle Emlyn, SA38 9LZ

A quintessential Country Cottage which exudes charm and character throughout. Located in the centre of the little rural hamlet of Cwmorgan the property has been extensively renovated over the last few years whilst still preserving many of the original features that buyers still find so attractive such as the inglenook fireplace, exposed beams, quarry tiled flooring etc etc. In the Cottage there is a large kitchen / diner, bathroom with roll top bath, a large lounge / sitting room with inglenook and woodburner, on the first floor there are two double bedrooms. Outside there are lawned gardens amounting to around a third of an acre all in bordering the River Cych, there is also the large old Mill Building with further potential (subject to any consents required) and another smaller stone outbuilding. So to conclude you have a character Cottage you can move straight into together with further stone outbuildings with potential all situated just 10 minutes from town and located in the beautiful and enchanting Cych Valley, itself mentioned in the 11th-12th C historic Welsh Mabinogion prose stories.

Key Features

2 Bed Character Cottage

Centre Of A Quiet Village

Recently Renovated Throughout

Outbuildings With Potential (stp)

Set In Around A Third Of An Acre

In The Enchanting Cych Valley

NO ONWARD CHAIN

Energy Rating: E

Ground Floor

Accommodation - Entrance via timber glazed door into:

Kitchen / Diner - 9' 1" x 19' 9" (2.79m x 6.03m) With a range of base units with shelving over, LPG free-standing cooker, dishwasher, stainless steel sinki/drain unit, exposed trusses, quarry tiled flooring, radiator, UPVC French doors out to gardens and patio area, door off to:

Bathroom - With Velux roof window and UPVC double-glazed window, a lovely roll top bath, low level flush WC, pedestal wash hand basin, corner shower unit, heated chrome towel radiator, extractor fan.

Lounge - 25' 8" x 14' 3" (7.84m x 4.36m) into bay.

A lovely room full of character with an inglenook fireplace which houses a wood-burning stove, 3 UPVC double-glazed windows, door out to the sunny terraced area, exposed wooden floorboards, exposed beams, staircase to first floor, 2 radiators.

First Floor

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

Bedroom 1 - 8' 0" x 13' 8" (2.44m x 4.2m) With two UPVC double-glazed windows.

Bedroom 2 - 12' 1" x 13' 7" (3.7m x 4.16m) into recess.

With UPVC double-glazed window, radiator.

Exterior

Externally - The whole site amounts to around a third of an acre all in with lawned areas to the front and a gorgeous recently built sun terrace to the rear. Off street parking for several cars is available and there is a large old Mill Building with further potential (subject to any consents required) and another smaller stone outbuilding previously the calving shed.

Manager's Note - We have been advised by our client that in extreme conditions the river does come into the garden however the house is unaffected.

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

Council Tax: Band D, Carmarthenshire County Council - 2022/23 - £1702.70

Directions - From the A484 in Newcastle Emlyn, take the turning towards the leisure centre/school sign-posted Capel Iwan. Proceed for several miles and you will wind your way down the valley to the river. Turn left and continue with the river to your right, past a few houses, over the bridge (not the 1st bridge but the second) and then turn left. Continue



Old Mill with Potential



Another View of Property



Front Gardens



Kitchen / Diner

along this road for approx. 2 miles, passing Godremamog Mill on the left and continue further along (dont turn off left), over another narrow bridge and into the hamlet of Cwmorgan. Opposite the post box and the left hand turning up the hill, you need turn right over the little narrow bridge and Maesyfelin is immediately on your right.

What 3 Words: unopposed.doing.because



Kitchen / Diner - Another View



Bathroom with Roll Top Bath



Lounge and Sitting Room



Lounge / Sitting Room - Another View



Lounge Area



Sitting Area and Inglenook



Another View



Another View



Landing Area



Bedroom 1



View From Bedroom 1



Bedroom 2



Sun Terrace - Another View



Front Gardens



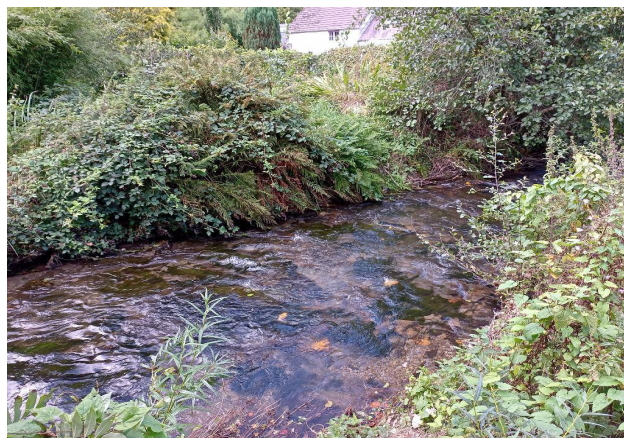
Rest and Relaxation



House & Large Outbuilding



Large Outbuilding



River Cych on Border



Summerhouse



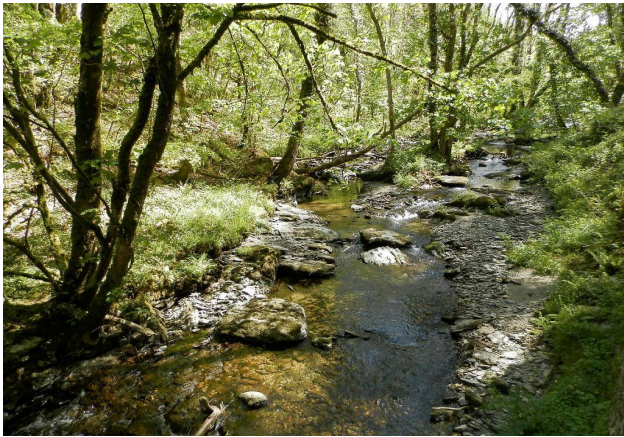
More Gardens



More Gardens



Another Main View

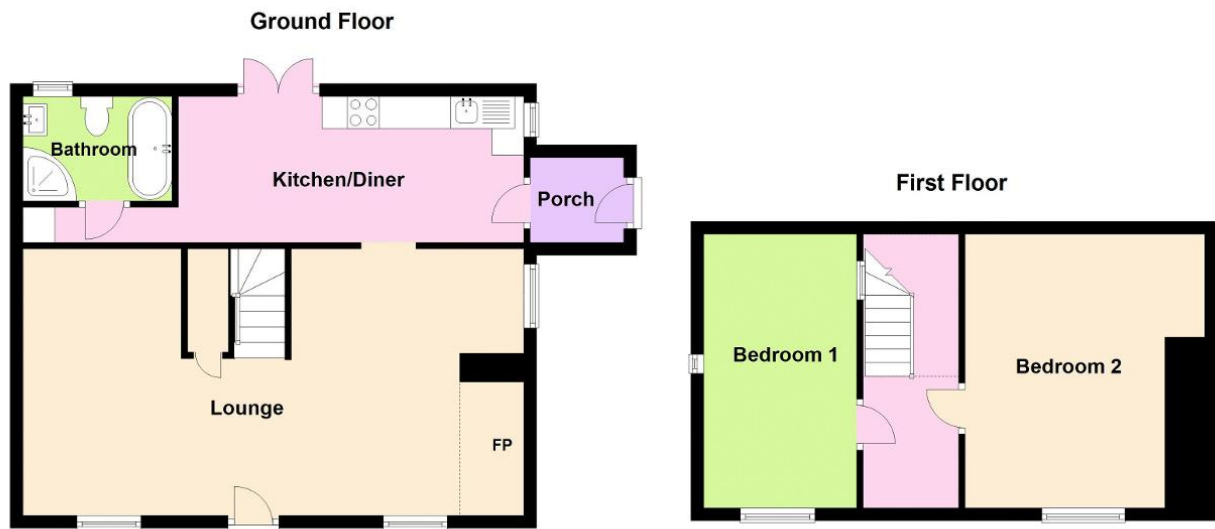


Lovely River Cych Nearby



Boundary Plan

Floorplans



For Identification Purposes Only.
Plan produced using PlanUp.

Maes Y Felin



Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		