



## The Smallholding Centre

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## 3 Bed Detached House With Land

# £395,000



## Sychpant, Pantybwllch Newcastle Emlyn, SA38 9JE

A 3 bed detached house located within easy reach of Newcastle Emlyn town and benefitting from around an acre of landscaped gardens which not only won several awards previously but were also open to the public for various charity events. In the house there is an entrance hallway, very large lounge, kitchen / breakfast room with a sitting / dining room off, an integral garage, a conservatory, downstairs shower room, on the first floor there are 3 bedrooms and a family bathroom. Far reaching views are enjoyed from the property and it is located in a rural setting with just a handful of other properties in the vicinity and would be perfect for keen gardeners who would like to continue with the excellent work started by our Award winning gardening clients.

## Key Features

3 Bed Detached House

Around An Acre Of Gardens

Gardens Previously Award Winning

Short Drive Into Emlyn Town

Attached Garage

Far Reaching Views To Rear

Rural Setting In Small Hamlet

Energy Rating: D



## Ground Floor

**Accommodation** - Entrance via UPVC door into:

**Hallway** - With laminate flooring, central heating thermostat, radiator, staircase to first floor, door into:

**Downstairs Shower Room** - With UPVC double-glazed window to rear, low level flush WC, shower cubicle, pedestal wash hand basin, storage shelving towel rack, radiator.

**Kitchen / Breakfast Room** - **13' 2" x 13' 6" (4.03m x 4.13m)** With 2 UPVC double-glazed windows to the front and side, a good range of wall and base units (cooker and hood NOT included), stainless steel sink/drain unit, space and plumbing for washing machine, central island with cupboards, shelving and wine rack underneath, radiator, door through to:

**Integral Garage** - With up and over door, power and lighting fitted, oil-fired boiler, pedestrian door out to rear, room for two large freezers and a tumble dryer.

**Sitting / Dining Room** - **9' 4" x 13' 5" (2.87m x 4.1m)** With UPVC double-glazed window to the rear, laminate flooring, radiator.

**Lounge** - **26' 0" x 16' 3" (7.95m x 4.96m)** A large room with wood-burning stove, two radiators, UPVC double-glazed window to the front and one to the side, patio doors into the Conservatory.

**Conservatory** - **18' 10" x 8' 7" (5.75m x 2.62m)** With vaulted polycarbonate roofing, UPVC double-glazed panels on 3 sides, French doors out to large patio, tiled flooring, radiator.

## First Floor

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

**Landing Area** - With access to loft space, views over large rear gardens, large airing cupboard, doors into:

**Bedroom 1** - **14' 2" x 14' 11" (4.33m x 4.55m)** With UPVC double-glazed window to side, pedestal wash hand basin, radiator. (Wardrobes NOT included).

**Bedroom 2** - **11' 1" x 12' 4" (3.4m x 3.78m)** With UPVC double-glazed window to side, pedestal wash hand basin, radiator.

**Bedroom 3** - **7' 10" x 12' 8" (2.4m x 3.87m)** With UPVC double-glazed window to the front, door to extensive under-eaves storage, radiator.

**Bathroom** - With panelled bath, low level flush WC, pedestal wash hand basin, radiator.

## Exterior

**Externally** - The grounds amount to around an acre of gardens to the rear of the property with far reaching views. As can be seen from the Award pictures our clients have previously won several awards for their beautiful gardens and used to open them to the public for various charity events, but sadly, due to ill health, are no longer able to maintain it in the way they were able to previously.



Gardens in May 2023



Gardens in May 2023



Sychpant Name Plaque



Large Lounge



The gardens themselves are separated into various sections to enable the owners to fully enjoy the natural environment as well as there being a large vegetable growing area to the side and several small ponds. Now needing an energetic new owner to come along and take them back to their former glory.

PLEASE NOTE ; THE LAST 14 PICTURES ON OUR DETAILS WERE PROVIDED BY OUR CLIENTS ARE WERE TAKEN SOME TIME AGO, THEY ARE NOT RECENT.

**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 (new boiler & some new radiators installed in 2020)

Council Tax: Band E, Carmarthenshire County Council

**Directions** - From Newcastle Emlyn take the B4333 road towards Cynwyl Elfed and after the long straight turn right on the left hand bend sign-posted Capel Iwan and proceed into the hamlet of Pant Y Bwlch. Pass A P Bowen Engineering on the left and Sychpant is the second property on the right hand side, opposite the left turning.



Conservatory



Kitchen / Breakfast Room



Sitting / Dining Room



Another View





Downstairs Shower Room



Landing Area



View From Landing Area



Bedroom 1



Bedroom 2



Front View of House



View From Bedroom 3



Family Bathroom





Gardens in May 2023



Gardens in May 2023



Gardens in May 2023



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Gardens in May 2023



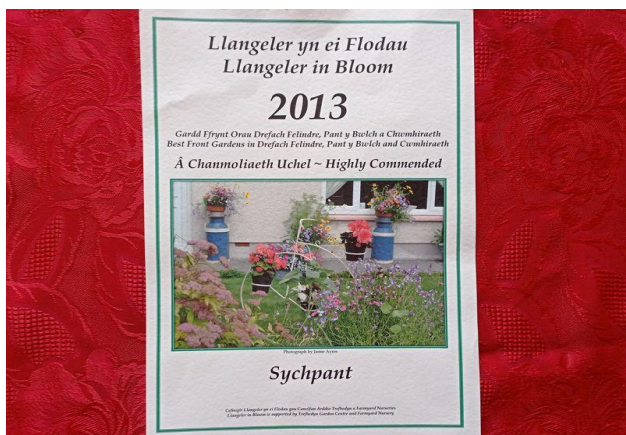
Gardens in May 2023



Front Garden - May 2023



Garden Award in 2012



Garden Award in 2013



Garden Awarded in 2014



Old Summer Garden Image



Old Summer Garden Image



Floorplans



For Identification Purposes Only.  
Plan produced using PlanUp.  
Sychpant

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		