

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **11.74 ACRE PERIOD PROPERTY ON THE PERIPHERY OF CARMARTHEN.**
- **PEACEFUL SUNNY SOUTH FACING POSITION WITH VIEWS OVER THE LOWER TYWI VALLEY.**
- **2 BATHROOMS. 3 WC's. OIL C/H.**
- **APPROX. 5 ACRES LAID TO PASTURE.**
- **VERY WELL PRESENTED 'LONGHOUSE STYLE' ACCOMMODATION OF CHARM AND CHARACTER.**
- **4 DOUBLE BEDROOMS. 3 LIVING ROOMS.**
- **APPROX. 3.5 ACRES OF MATURE WOODLAND WITH MANY WALKS.**
- **WALKING DISTANCE CARMARTHEN TOWN CENTRE (0.75 OF A MILE).**

Cwmoernant House
Cwmoernant
Carmarthen SA31 1EG

£645,000 OIRO
FREEHOLD

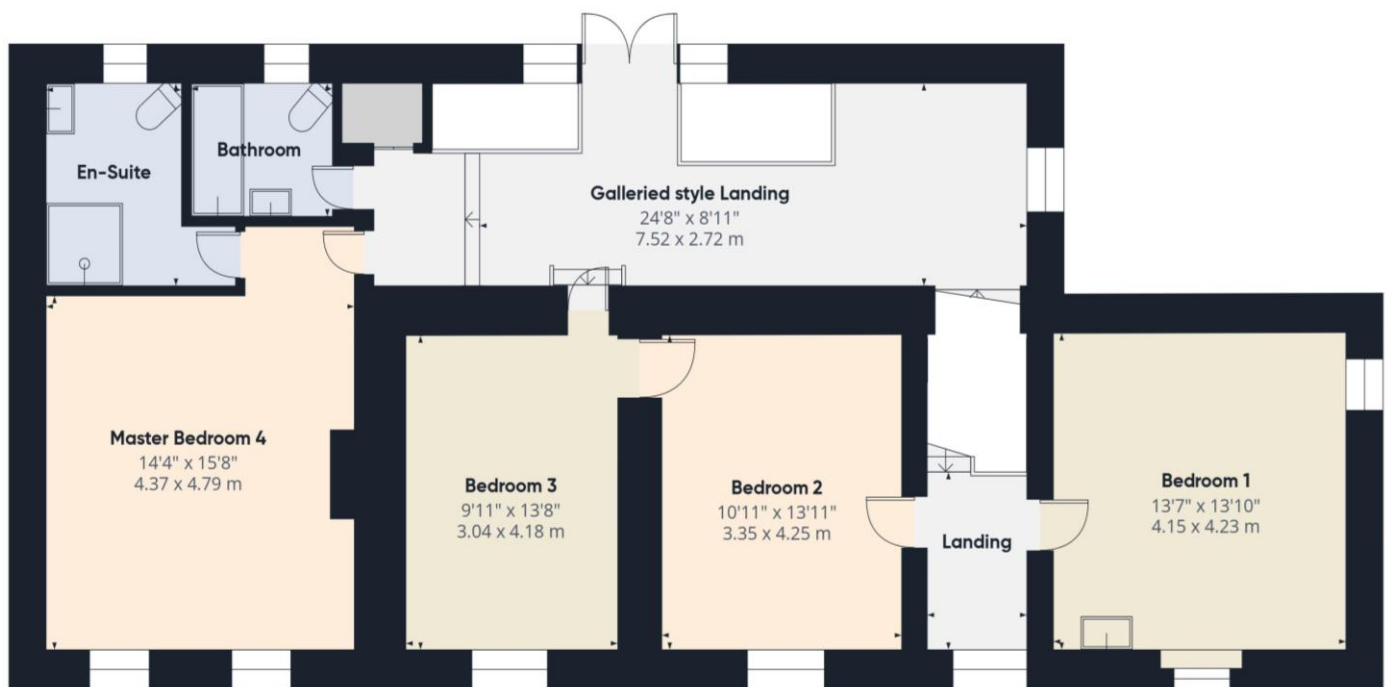
Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.



SERVICES: - Mains electricity, water and drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: – BAND F 2025/26 = £3,270.32p. *Oral enquiry only.*

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

*A delightful and conveniently situated **11.74 ACRE approx. PERIOD PROPERTY** occupying a private **peaceful sheltered sunny south facing position** enjoying views over the River Tywi and lower Tywi valley being located at the end of a 'no through road' (Springfield Road) within **0.75 of a mile** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.*

The dwelling comprises an immaculate, **very well presented 4 DOUBLE BEDROOMED/3 RECEPTION ROOMED 'longhouse' style RESIDENCE** which has been tastefully modernised affording charm and character and has been updated since 2001 to include complete redecoration, re-installation of two fireplaces, some new flooring etc. being situated occupying landscaped lawned garden terraces that incorporate a tarmacadamed entrance drive that leads to one side of the residence and the garage facility where there is ample private car parking and turning. There are lawned areas to the side and rear that are interspersed/bounded by a variety of mature ornamental trees, shrubs, fruit trees etc. and a mature 'Blue Bell' wood that affords lovely walks.

Applicants may be interested to note that the property provides numerous walks through the woods and around the reservoirs that are located below and beyond the land belonging to the property and that the property is located within **walking distance** via **the Public Footpath and 'Reservoir Road'** of Tanerdy Petrol Filling Station and Convenience Shop as well as Glangwili General Hospital and the A40.

It may be of interest to applicants to note that the property was originally built during the 19th Century and was originally known as 'Cwmoernant Nursery'.

GLORIOUS VIEWS ARE ENJOYED FROM THE PROPERTY OVER THE SURROUNDING COUNTRYSIDE, RIVER TYWI, LOWER TYWI VALLEY AND BEYOND WITH THERE BEING A VIEW OF THE BLACK MOUNTAINS ON A CLEAR DAY IN THE DISTANCE.

OIL C/H with thermostatically controlled radiators.

SINGLE GLAZED SASH WINDOWS to most rooms.

PARTIAL PVCu DOUBLE GLAZING. MANY CHARACTER FEATURES.

SMOOTH SKIMMED CEILINGS. BOARDED INTERNAL DOORS - SOME ORIGINAL.

THE FITTED CARPETS ARE INCLUDED.

CANOPIED ENTRANCE PORCH with glazed/panelled entrance door to

RECEPTION AREA with 'Welsh' green slate tiled floor. Cloak hook. Staircase to first floor. Understairs storage cupboard with flooring to match and boarded door.

LIVING ROOM 14' x 13' 10" (4.26m x 4.21m) with radiator. Single glazed sash window with a rural view to fore. Coved ceiling. Feature brick fireplace with oak mantle and slate hearth incorporating a multi-fuel stove. 7 Power points. 3 Lamp plug points. Boarded door.

DINING ROOM 13' 11" x 11' 2" (4.24m x 3.40m) with 'Welsh' green slate tiled floor. Single glazed sash window with a view over the River Tywi and beyond. Telephone point. 6 Power points. Feature tiled fireplace incorporating a multi-fuel stove. Door to



FITTED KITCHEN/BREAKFAST ROOM 14' 11" x 11'

(4.54m x 3.35m) overall with single glazed sash window having a view over the River Tywi and lower Tywi valley. Red and black tiled 'Ruabon terracotta' flooring. **8' 11" (2.72m) Ceiling height.** Part tiled walls. 8 Power points. Feature tiled fireplace having a cupboard to one side. 'Leisure Cuisine Master 100' cooking range. Fitted shelving. Range of fitted base and eye level kitchen units incorporating a ceramic sink unit, integrated dishwasher and pan drawers all with 'soft close' doors and drawers. **THE SAMSUNG 'AMERICAN STYLE' FRIDGE/FREEZER IS NEGOTIABLE.**



ANTE ROOM/REAR LOBBY/DINING HALL 27' 4" x 7' 11"

(8.32m x 2.41m) with split level tiled floor. Recessed downlighting. Smoke alarm. 6 Power points. C/h thermostat control. 3 Lamp plugs. Feature wood panelling to one wall with concealed door leading to



SEPARATE WC/CLOAKROOM 7' 11" x 6' 1" (2.41m x 1.85m) with radiator. Recessed downlighting. Double glazed window. Tiled floor to match the ante room/lobby. 2 Piece suite in white comprising WC and pedestal wash hand basin with tiled splashback.

SITTING ROOM 17' 8" x 13' 11" (5.38m x 4.24m) with 2 'Heritage' radiators. Double aspect. Decorative coving. 5 Single glazed sash windows - 2 with views over the surrounding countryside, River Tywi and beyond. Feature fireplace incorporating a multi-fuel stove on tiled hearth. Glazed double doors to the ante room/rear lobby. 7 Power points. 4 Lamp plug points. TV and telephone points. **8' 5" (2.57m) Ceiling height.**



UTILITY ROOM 9' 3" x 6' 7" (2.82m x 2.01m) with tiled floor to match the ante room/rear lobby. 'T&G' boarded ceiling. 4 Power points plus fused point. Fitted base and eye level kitchen units incorporating a 'Butlers' sink with tiled splashback. Plumbing for washing machine. Smoke alarm. Electricity consumer unit. Glazed/panelled door to

SIDE PORCH with **LOG STORE OFF**

FIRST FLOOR - 8' 1" (2.46m) Ceiling heights - coved ceilings.

HALF LANDING

FRONT LANDING with 2 power points. Smoke alarm. Single glazed sash window with a view over the River Tywi and beyond.



BEDROOM 1 14' x 13' 9" (4.26m x 4.19m) with original boarded door. Double aspect. Radiator. 2 Single glazed windows - sash window to fore with a view over the River Tywi and beyond. 6 Power points. Fitted storage cupboards incorporating a wash hand basin with tiled surround.

FRONT BEDROOM 2 14' x 11' 3" (4.26m x 3.43m) with telephone point. Original boarded door. Radiator. 6 Power points. Single glazed sash window with a view over the River Tywi and beyond. Original boarded door to bedroom 3.



GALLERIED style REAR LANDING 30' x 8' 11" (9.14m x 2.72m) overall with vaulted ceiling. Mains smoke detector. 2 Radiators. Double glazed double 'French' doors with side screens to the **rear terrace and garden**. Single glazed sash window to side. 2 Power points. 8 Double glazed 'Velux' windows. Oak handrailed banister. Boarded door to bedroom 3.

AIRING/LINEN CUPBOARD housing the oil fired central heating boiler. Lagged hot water cylinder with immersion heater. Slatted shelving. Boarded oak door.

FRONT BEDROOM 3 13' 11" x 10' (4.24m x 3.05m) with single glazed sash window with a **view** over the River Tywi and beyond. Radiator. Access to loft space. 4 Power points. Doors to the rear landing and bedroom 2.

FAMILY BATHROOM 6' 2" x 5' 11" (1.88m x 1.80m) with tiled floor. Part tiled walls. Extractor fan. Radiator. Single glazed sash window. Chrome towel warmer ladder radiator. Shaver point. 3 Piece suite in white comprising wash hand basin, WC and bath tub with plumbed-in shower over and shower screen.

MASTER BEDROOM 4 14' 4" x 15' 9" ext. to 19' (4.37m x 4.80m ext. to 5.79) overall with 2 single glazed sash windows to fore with **views** over the surrounding countryside, River Tywi and beyond. 'Heritage' radiator. **8' 11" (2.72m) Ceiling height**. 8 Power points. 4 Lamp plug points. **Fitted wardrobes** (2 doubles and 1 single). Oak boarded door to the landing.

EN-SUITE WET ROOM 9' 1" x 6' 2" ext. to 8' 9 (2.77m x 1.88m ext. to 2.67m) with 'Travertine' marble tiled walls and flooring. Single glazed sash window. Chrome towel warmer ladder radiator. Oak boarded door. Radiator. Plumbed in shower and shower screen. 2 Piece suite in white comprising WC and wash hand basin. Extractor fan.

EXTERNALLY

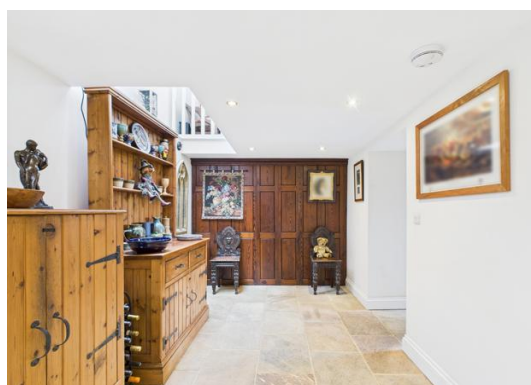
The residence is approached from 'Springfield Road' via a short gated tarmacadamed entrance drive that leads to one side of the house where there is a garage facility and ample private car parking/turning. The immediate gardens and grounds enjoy a sunny sheltered south facing position are mainly laid to lawn being level to sloping terraced and interspersed with a variety of ornamental trees, shrubs, fruit trees, raised beds, herbaceous borders, seating areas etc. **OUTSIDE WATER TAP and OIL STORAGE TANK.**

2 CONCRETE BLOCK BUILT STORE SHEDS

GREENHOUSE

FORMER COACH HOUSE/GARAGE 16' x 10' (4.87m x 3.05m) of stone/slate construction. Open fronted with limited headroom

LOFT ROOM OVER 16' x 10' (4.87m x 3.05m) floor in need of repair. Door to garden.



ADJOINING FORMER OUTSIDE WC

Located to the side of the residence fronting on to the tarmacadamed parking/turning area lies: -

DETACHED GARAGE/WORKSHOP 19' 10" x 19' 7" (6.04m x 5.96m) timber framed with concreted floor. Personal door. Power and lighting. 2 Double doors. Formerly a double garage.

LEAN-TO LOG STORE

THE LAND

The property has approximately 11 acres of land which enjoys a sunny southerly aspect of which approximately 3.5 acres comprises a mixed mature species woodland that affords a lovely walk with the pastureland being located below the residence and amounting to approximately 5 acres or thereabouts that is served by natural and mains water supplies being level to gently sloping and stock proof fenced. The land runs down to Cwmoernant Reservoirs and is overlooked by the residence.

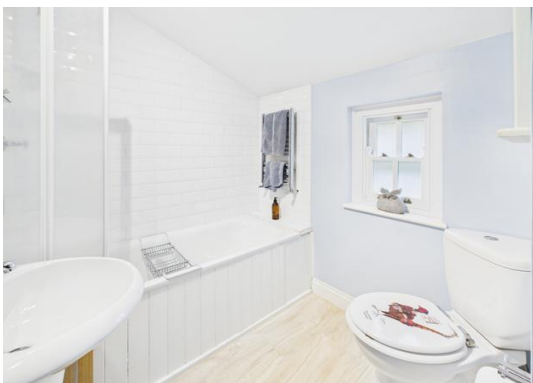
WOODLAND

There is approximately 3.5 acres of level to sloping/terraced woodland to the side/rear of the residence and incorporates a variety of trees including Redwoods, Scots Pine, Ash, Oak, Sycamore, Larch, Beech, Hawthorn, Holly and Hazel etc. The wooded area incorporates blue bell sloping banks, many seating areas and offers numerous Nature Trails/walks.

PUBLIC FOOTPATH

Applicants should note that a Public Footpath passes over part of the entrance drive to the property along a track that leads towards Penlan Ffos Farm.



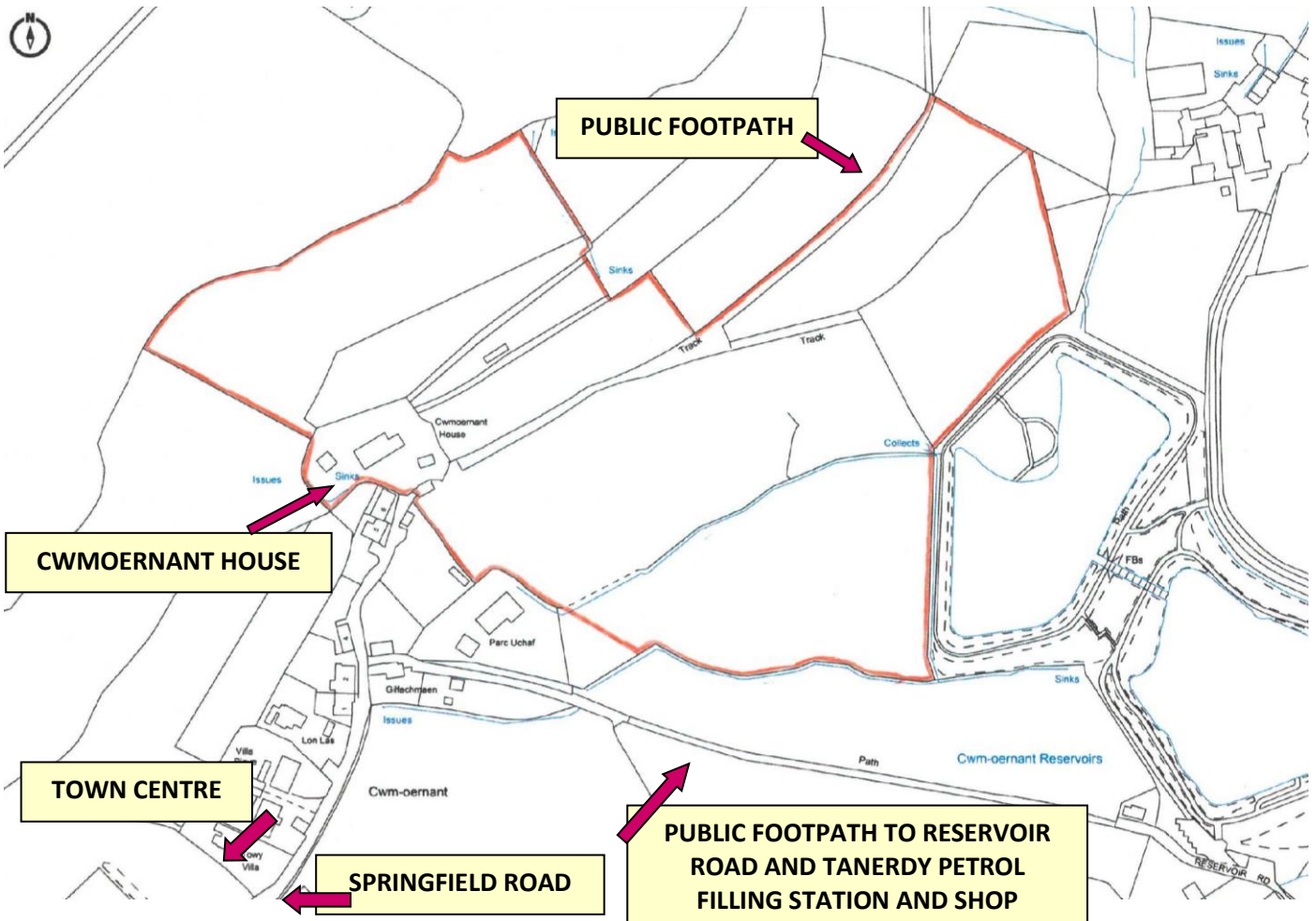






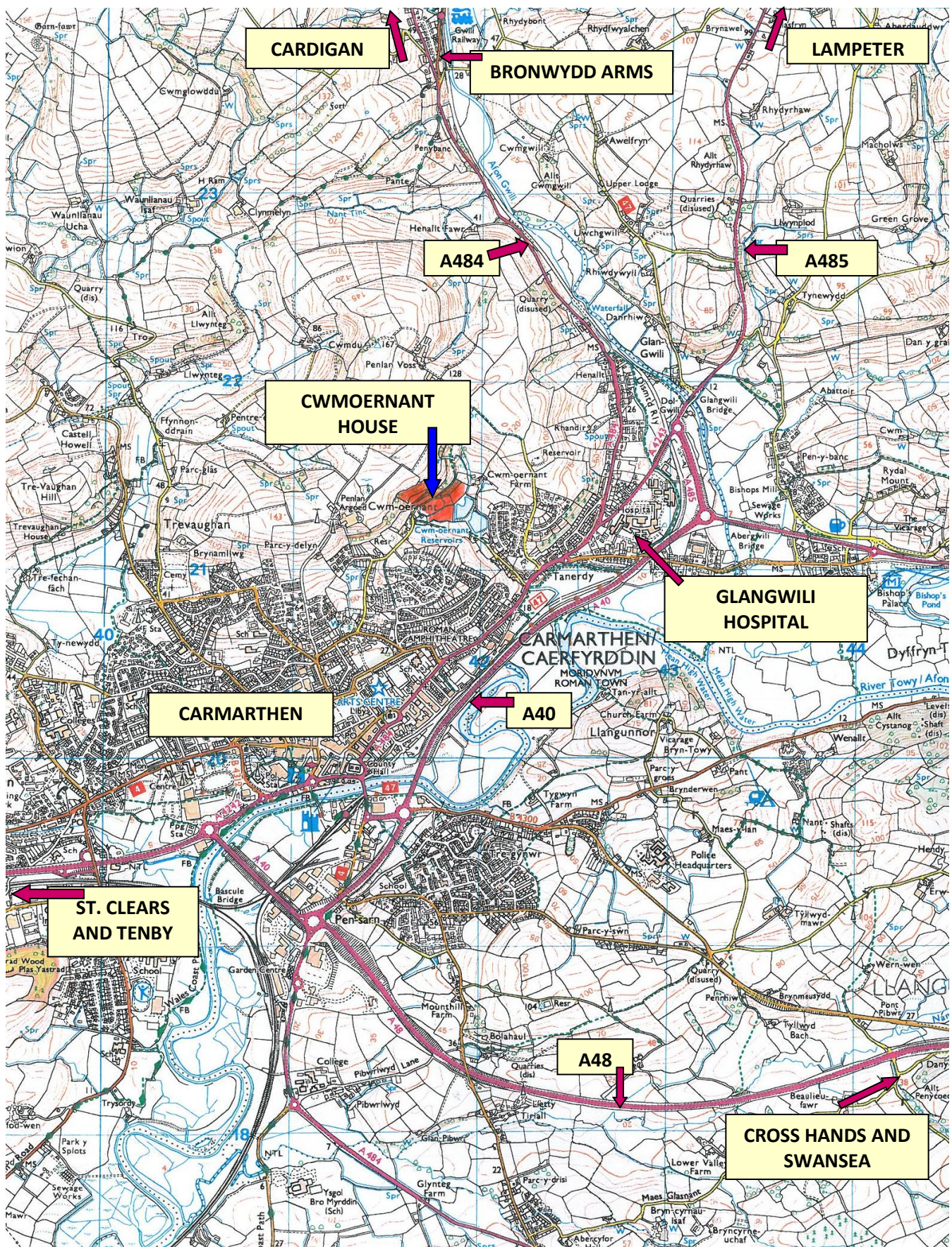






NOT TO SCALE AND PROVIDED FOR ILLUSTRATION PURPOSES ONLY

Details amended – 09.07.2025



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.

DIRECTIONS: - From **Carmarthen town centre** travel up 'Waterloo Terrace' and **bare right** onto 'Wellfield Road'. Continue **past** the right hand turning for 'Myrddin Crescent' and **turn next left** into 'Springfield Road'. Continue all the way up 'Springfield Road' **past** the left hand turning for 'Heol y Delyn' and travel to the **end** of this single track Council maintained 'no through road' and 'Cwmoernant House' will be found in front of you.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

01.05.2025 - REF: 7030