



**WEST
WALES
FINEST
PROPERTIES**



Energy Efficiency Rating		Current
Very energy efficient: lower running costs 100 kWh/m² A 91-100 B 81-90 C 71-80 D 61-70 E 51-60 F 41-50 G		
More energy efficient: higher running costs Below 40 G		
England & Wales Environmental Impact (CO₂) Rating		EU Directive 2010/31/EC
Very environmentally friendly: lower CO₂ emissions 100 kWh/m² A 91-100 B 81-90 C 71-80 D 61-70 E 51-60 F 41-50 G		
Not environmentally friendly: higher CO₂ emissions Below 40 G		
England & Wales Environmental Impact (CO₂) Rating		EU Directive 2010/31/EC



Celebrating
30 Years
of Business



Situated on the crossroads of Cynheidre, a sleepy little hamlet, we have this charming stone-fronted cottage for sale, extensively renovated and improved by the current owners. Never a truer example of a cottage on show here today, from the stone-faced walls and beamed ceilings to the log-burners and low window sills, step inside and see for yourselves. Sitting on a plot size of 0.78 of an acre, with a good-sized rear garden containing a mini-orchard, two wild ponds, beautiful flowering shrubs and trees dotted about, offering you the lucky buyer quiet. EPC RATING G. COUNCIL TAX BAND D.

Accommodation comprises a rear hallway, wet room, lounge with log-burner, sitting room/dining room with log-burner, kitchen, conservatory, landing, and three bedrooms. Externally, the property sits on a plot measuring 0.78 of an acre with stone-built outbuildings, a mini-orchard, off-road parking, and a second garden with two wild ponds (very overgrown)—a garden full of natural beauty!

Cynheidre is a little hamlet in the Gwendraeth Fawr valley, in Carmarthenshire, South Wales. It straddles the B4309 road and lies southwest of Pontyberem, north of Fiveroads, and east of Kidwelly. Nearby cities and villages include Pont-Henri, Pontyates, and Carway. Cynheidre was once home to the Cynheidre Colliery, which is now closed and has become quite popular with cyclists who appreciate the major cycle route that weaves its way through Cynheidre en route from Carmarthen to the Gower Peninsula.

..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built property. Mains water, sewerage and electricity connected—oil central heating. Council tax band D. Total plot measures 0.78 of an acre (measured by Promap SC/0425) .There are easements on the title; we have a copy on file. For this location, according to Ofcom, this is the following information: Broadband availability- up to Superfast (80 Mbps), Mobile availability- full mobile coverage for O2, limited phone coverage for EE, no coverage for Three and Vodaphone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property—two ponds situated in the

farthest garden, which are overgrown. There is an indemnity policy in place to cover the building regulations. WHATTHREEWORDES///increased.loafer.drip

REAR HALLWAY

WET-ROOM

LOUNGE

OPEN PLAN SITTING & DINING ROOM

KITCHEN

CONSERVATORY

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

DIRECTIONS

At our office turn left and head for Station Road traffic lights, at the traffic lights turn right moving into the left-hand lane as you follow the road around. At the second set of traffic lights go straight ahead going through West End taking the first turning on your right signposted "New Road". Follow the road and at the mini-roundabout go straight across and follow the road passing "Stradey Park Hotel" on your right. Continue following the road going through "Five Roads" then you will come into "Cynheidre". The property is situated on the right-hand side of the cross-roads, "Pen-Y-Moor Cottage". WHATTHREEWORDES///increased.loafer.drip

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.