

*An unique opportunity. An improvable Welsh farmhouse and outhouses set in approximately 0.795 acres. Near Llanllwni and the Brechfa Forest.*



Caermalwas Fach, Rhydcymerau, Llandeilo, Carmarthenshire. SA19 7RE.

**£225,000**

**REF: R/4073/LD**

\*\*\* No onward chain - Priced to sell \*\*\* An unique and unrivalled opportunity \*\*\* An improvable Welsh farmhouse set in the unspoilt West Wales countryside \*\*\* 2/3 bedroomed accommodation

\*\*\* Range of dilapidated outhouses \*\*\* In all set in approximately 0.795 acres with gently sloping rear paddock, \*\*\* Established mature gardens \*\*\* An extensive driveway bordering a Nature Reserve \*\*\* Set in rural surroundings beside the Llanybydder and Brechfa Mountain Range

\*\*\* A traditional Welsh longhouse surrounded by Wildlife Trust Land \*\*\* The perfect project to create your own country escape \*\*\* Good out-riding nearby \*\*\* Picturesque rural location



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## LOCATION

A country setting some 3 miles South East from the Teifi Valley Market Town of Llanybydder fronting a quiet district road, half a mile off the B4337 road which leads to the Village of Llansawel via Rhydcymerau. The property lies some 300 metres above Sea level.

## GENERAL DESCRIPTION

A traditional stone and slate Welsh farmhouse cottage together with a 1980's extension which now provides 2/3 bedroomed accommodation. The property is in need of complete refurbishment but offers great appeal.

As a whole the plot extends to approximately 0.795 acres with a rear sloping paddock, mature gardens and an extensive parking area.

To the front of the farmhouse lies a range of dilapidated outbuildings that offers further opportunities for a workshop, studio, etc.

In all enjoying fine rural surroundings and within close proximity to Llanybydder and Brechfa Mountain Range.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## LIVING ROOM

26' 5" x 14' 7" (8.05m x 4.45m). With solid wooden flooring, wood burning stove, feature ceiling beams, front exterior entrance door, electric storage heater, solid fuel cooking range, 1 1/2 sink and drainer unit.



LIVING ROOM (SECOND IMAGE)



## UTILITY/KITCHENETTE

15' 0" x 10' 2" (4.57m x 3.10m). With a stainless steel sink and drainer unit, electric cooker point and space.



**SEPARATE W.C.**

With low level flush w.c. and wash hand basin.

**BATHROOM**

With a White bath and wash hand basin.

**DOWNSTAIRS BEDROOM 3/DINING ROOM**

15' 4" x 11' 5" (4.67m x 3.48m). With double aspect windows.

**FIRST FLOOR****BEDROOM 1**

14' 8" x 14' 0" (4.47m x 4.27m). With double aspect windows and original 'A' framed beams, wooden flooring.

**WALK-THROUGH**

To

**BEDROOM 2**

15' 0" x 13' 2" (4.57m x 4.01m). With an open fireplace housing a cast iron multi fuel stove, original 'A' framed beams, wooden flooring.

**PLEASE NOTE**

The property does require complete refurbishment and has had water damage in recent years from the header tank.

## EXTERNALLY

### OUTHOUSES

There lies a range of dilapidated outhouses/workshops to the front of the property offering potential for further workshop, studio, home office, etc.



OUTHOUSES (SECOND IMAGE)



### GARDENS

Surrounding the property are mature and well established gardens with an abundance of mature shrubs and trees. Although currently in need of some clearance it offers great outside space, being totally private whilst enjoying mesmerising views over the surrounding countryside.



GARDENS (SECOND IMAGE)



GARDENS (THIRD IMAGE)



## THE LAND

In all the property extends to approximately 0.795 acres and to the rear lies a small paddock which is fenced and being gently sloping and offers potential for Animal keeping.



THE LAND (SECOND IMAGE)



THE LAND (THIRD IMAGE)



## YARD AREA

The property is accessed via a gated driveway with an extensive yard area with ample parking and turning space.



FRONT OF PROPERTY



REAR OF PROPERTY



## VIEW FROM PROPERTY



## AGENT'S COMMENTS

An unique opportunity to create your perfect country escape.

## PLEASE NOTE

As the property borders a Nature Reserve the Sellers (Wildlife Trust) have stipulated that any re-development should be within the existing footprint of the buildings.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

## COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'C'.

## MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## Services

We are informed by the current Vendors that the property benefits from mains electricity, private water via a borehole, private drainage.



**For Identification Purposes Only**

## Directions

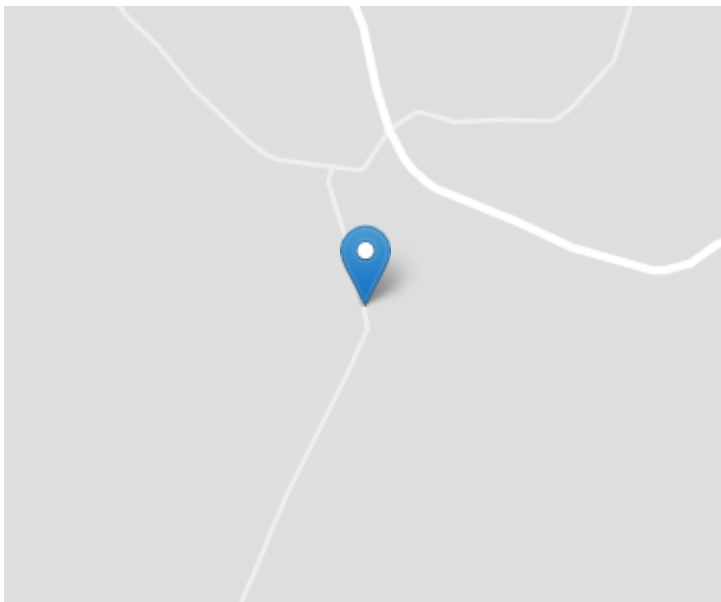
From the square in Llanybydder follow the B4337 road up towards Rhydcymerau. Continue through the Hamlet of Ty Mawr and follow the road past Alltymynydd Nursing Home on your left hand side. Continue through the Forestry and emerging take the next right hand turning. Continue on this road for a further 0.5 of a mile. Caermalwas Fach will be located on your left hand side, as identified by the Agents 'For Sale' board.

what3words will point you to where the property lies on the map - promises.breached.snelter

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages



For further information or to arrange a viewing on this property please contact :

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