

*A superior residence set on an extensive plot with fantastic views over the Teifi Valley. Cwmann, Lampeter, West Wales*



**Teifi Castle, Cwmann, Lampeter, Carmarthenshire. SA48 8JN.**

**£775,000**

**REF: R/4807/LD**

\*\*\* Own your very own Castle - Teifi Castle \*\*\* Superior, stylish and a luxury home \*\*\* Renovated and extended 5 bedrooomed, 5 bathroomed residence \*\*\* Additional 3 bedrooomed modern annexe \*\*\* Extensive landscaped plot of around 0.5 of an acre \*\*\* Perfect living area with high end fitted kitchen and bathroom \*\*\* No expense spared

\*\*\* Dual fuel - With mains gas and air source heating \*\*\* 10.8 kilowatt solar panels \*\*\* Double glazing with an EPC Rating of 'A' \*\*\* Surprisingly low running costs and highly efficient and insulated \*\*\* Cat 6 cables throughout the house with Super Fast Broadband of 500mbps

\*\*\* Private electric gated entrance \*\*\* Block paving and tarmacadamed driveway \*\*\* Useful yard/storage area with two containers and car wash bay with 3 phase power supply \*\*\* Outdoor entertaining with a large patio and pergola \*\*\* Terraced lawned areas with beautifully designed shrub and flower gardens with water fountain \*\*\* Planning Permission granted for a 10 metre x 10 metre garage



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## LOCATION



Well situated within the Community of Cwmann, having a Primary School, less than 1 mile from the University Town of Lampeter, offering an excellent range of facilities including Primary and Comprehensive Schooling, Leisure Centre, a good range of Shops, Administrative facilities and the University of Wales Trinity Saint David Campus. The property is also within driving distance to the larger Towns of Carmarthen, to the South, Aberystwyth, to the North, and the Ceredigion Heritage Coastline at Aberaeron, to the West.

## GENERAL DESCRIPTION



Prepare to be impressed. A superior one of a kind property enjoying uninterrupted and breath taking views over the Teifi Valley. Teifi Castle is a highly sought after high end residence located on the outskirts of Lampeter within the popular Village Community of Cwmann.

The property in brief comprises of a substantial 5 bedroomed, 5 bathroomed home along with a stylish and fully functioning modern kitchen and bathroom suites. The lower ground floor of the property offers a 3 bedroomed self contained annexe which could be re-utilised to create a larger Family home.

Externally it sits within its own land of approximately 0.5 of an acre being terraced and landscaped to offer generous outdoor living areas and laid mostly to lawn. For entertaining you enjoy an extensive patio area with pergola with fine vista points.

The lower terrace of the property is laid to gravel as it is currently a parking area but has Planning Permission for a 10 metre x 10 metre garage. There also lies a concreted wash bay with two contained with electricity connected.

The property is accessed via electric gated entrance with block paving and tarmacadamed driveway.

Luxury is an understatement and viewings are highly recommended.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### SIDE RECEPTION HALL

With UPVC side entrance door, Oak flooring, staircase to the first floor accommodation, radiator.



## RECEPTION ROOM 2

16' 8" x 8' 4" (5.08m x 2.54m). With laminate flooring, radiator.

## OFFICE/STUDY

11' 5" x 9' 6" (3.48m x 2.90m). With radiator.

## LIVING ROOM

16' 6" x 16' 2" (5.03m x 4.93m). With a central large stone fireplace housing a cast iron multi fuel stove on a slate hearth (gas point in place if desired), fully glazed front entrance door.



## KITCHEN/DINER

26' 2" x 19' 0" (7.98m x 5.79m). A Shaker style Grey Kitchen with a range of wall and floor units with Welsh slate worktops over, sunken sink with mixer tap, electric double oven, 4 ring gas hob with extractor hood over, central island with integrated dishwasher, fridge, wine fridge and bin storage, LED coving, Oak flooring, two radiators, patio doors opening onto the balcony area.



## KITCHEN/DINER (SECOND IMAGE)



## KITCHEN/DINER (THIRD IMAGE)



## WALK-IN PANTRY

## BALCONY

With glass balustrade and enjoying fantastic and uninterrupted views over the Teifi Valley.

## UTILITY ROOM

11' 6" x 9' 9" (3.51m x 2.97m). With fitted units with work surfaces over, single sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, Oak flooring, Ideal mains gas central heating boiler and air source heating system.



## REAR RECEPTION HALL

With Oak flooring, radiator, rear entrance door.



## GROUND FLOOR SHOWER ROOM

A designer suite comprising of a corner shower cubicle, low level flush w.c., floating vanity unit with wash hand basin, heated towel rail, laminate flooring.



## HALLWAY

With staircase leading down to the lower ground annexe.

## FIRST FLOOR

### LANDING

Leading to

### BEDROOM 5

14' 7" x 10' 2" (4.45m x 3.10m). With built-in wardrobes, radiator.





## MAIN BATHROOM

12' 7" x 7' 9" (3.84m x 2.36m). A stylish contemporary suite comprising of a free standing bath with pillared tap and shower attachment, low level flush w.c., floating vanity unit with wash hand basin, heated towel rail, laminate flooring, touch screen anti mist mirror.



## BEDROOM 4

16' 4" x 10' 8" (4.98m x 3.25m). With radiator.



## EN-SUITE TO BEDROOM 4

Comprising of a corner shower cubicle, low level flush w.c., floating vanity unit with wash hand basin, heated towel rail, extractor fan.



## BEDROOM 3

13' 10" x 12' 1" (4.22m x 3.68m). With radiator, infra Red Sauna.



## BEDROOM 2

16' 6" x 9' 9" (5.03m x 2.97m). With radiator.



## WALK-IN DRESSING ROOM

Which houses the solar panel invertor.

## EN-SUITE TO BEDROOM 2

Comprising of a corner shower cubicle, low level flush w.c., floating vanity unit with wash hand basin, heated towel rail, extractor fan.



## PRINCIPLE BEDROOM 1

18' 7" x 16' 11" (5.66m x 5.16m). With door opening onto a balcony (currently not in-situ), radiator.



## WALK-IN DRESSING ROOM



## EN-SUITE TO BEDROOM 1

9' 5" x 5' 9" (2.87m x 1.75m). A designer well equipped suite comprising of a walk-in shower, low level flush w.c., double door vanity unit with wash hand basin, heated towel rail, extractor fan.



## SELF CONTAINED 3 BEDROOMED ANNEXE

### PLEASE NOTE

The Annexe has its own separate entrance point but also a staircase leading from the main residence. Therefore it could be re-introduced into one large Family home.



## ANNEXE - KITCHEN/LIVING AREA

21' 0" x 13' 5" (6.40m x 4.09m). A modern fitted Kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric oven, 4 ring electric hob with extractor hood over, two radiators, front entrance door, spot lighting.



## ANNEXE - BEDROOM 1

14' 8" x 10' 8" (4.47m x 3.25m). With radiator.



## ANNEXE - BEDROOM 2

10' 3" x 10' 7" (3.12m x 3.23m). With radiator.



## ANNEXE - BATHROOM

14' 6" x 8' 10" (4.42m x 2.69m). A modern 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, extractor fan, heated towel rail.

## ANNEXE - BEDROOM 3

10' 4" x 9' 7" (3.15m x 2.92m). With built-in wardrobes, radiator. Also offers access to the main residence.

## EXTERNALLY

### PLANNING PERMISSION FOR A GARAGE

Planning Permission is granted for a 10 metre x 10 metre garage on the lower level. See plans.

## GARDEN

A particular feature of this impressive residence is its extensive plot of approximately 0.5 of an acre. The grounds have been landscaped and are split into three useful terraces. The first terrace offers a fantastic entertaining area with a large patio, pergola, that leads onto the lawned areas. The second tier offers a level lawned area ideal for Families. The lower terrace offers itself as a useful yard. In all very impressive and well kept and all enjoying breath taking uninterrupted views over the Teifi Valley.



**GARDEN (SECOND IMAGE)**



**GARDEN (THIRD IMAGE)**



## PATIO AREA



**PATIO AREA (SECOND IMAGE)**



## FURTHER LANDSCAPED AREA

To the side of the property lies a further landscaped area that has been recently planted with a range of mature shrubs and trees providing fantastic colour all year round and enjoys a waterfall. The property externally, as well as internally, has adopted a no expense spared approach and provides the dream Family home.



## PARKING AND DRIVEWAY

The property enjoys privacy with a walled boundary along with electric gated entrance into a block paving and tarmacadamed driveway that leads onto the property, garden and yard area. External lighting throughout the garden and drive area.



## PARKING AND DRIVEWAY (SECOND IMAGE)



## WASH BAY AND YARD

The property enjoys a concreted area that provides a wash bay with two containers with electricity and water connection.



## VIEW FROM BEDROOM 1



## AERIAL VIEW



## PLEASE NOTE

Please note the property itself suits a range of Buyers, be it a Family home, Contractors, or those seeking convenience and utility space.

## 3 PHASE ELECTRIC

The property has 3 phase electric points and various outside taps throughout.

## AGENT'S COMMENTS

One of the finest properties to come to the market. A luxury home of impressive proportions.

## 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 - 'F'.

## **MONEY LAUNDERING REGULATIONS**

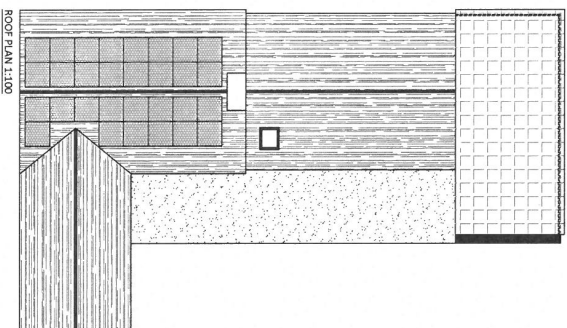
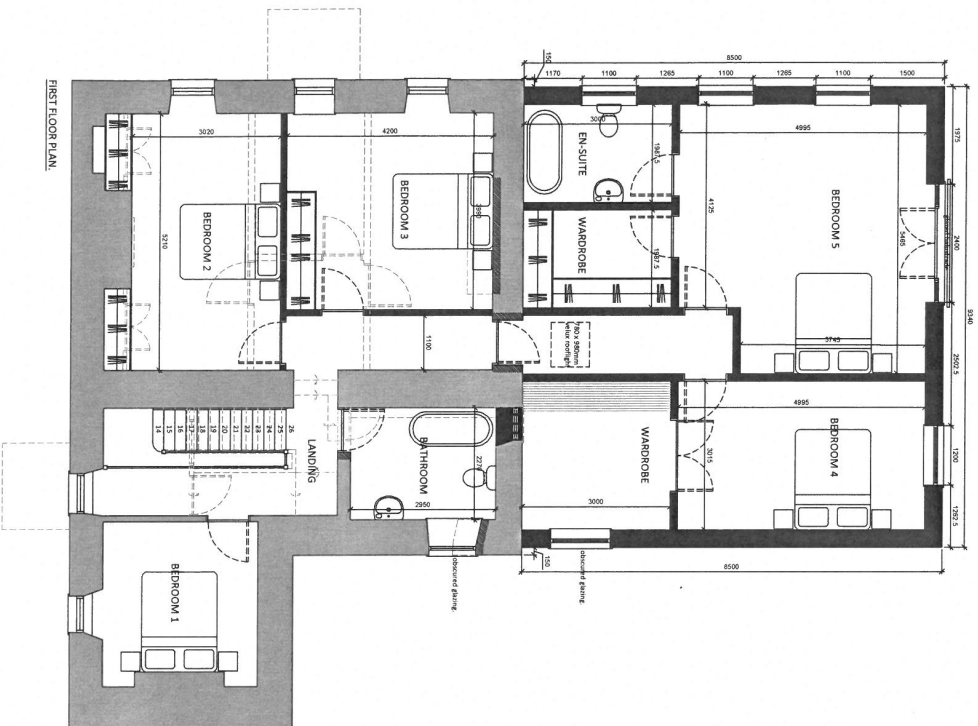
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

### **Services**

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, dual fuel with mains gas central heating and also air source heating along with a 10.8 kilowatt private owned solar panels (32 panels), UPVC double glazing, telephone subject to B.T. transfer regulations, Cat 6 Internet Cabling throughout for Fast Fibre Broadband of approximately 500mbps. External lighting throughout the garden and drive area. CCTV Cameras throughout will be included within the sale.



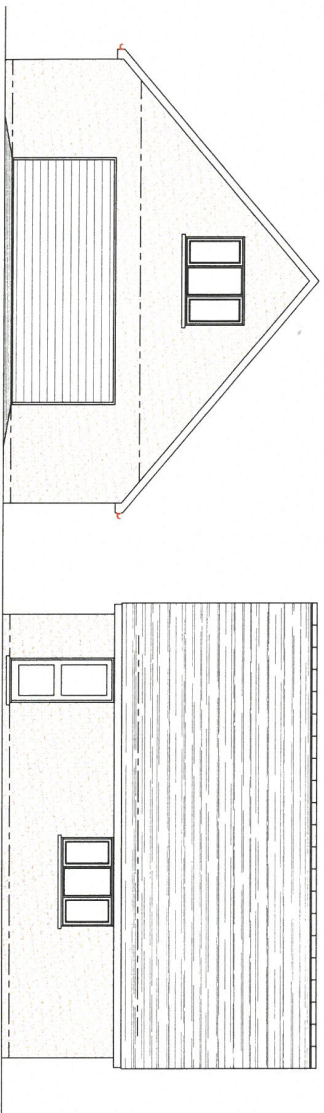




Rev A, to reflect amended design - 06/12/21

<p><b>M- ARCHITECTURAL SERVICES</b></p> <p>Unit 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 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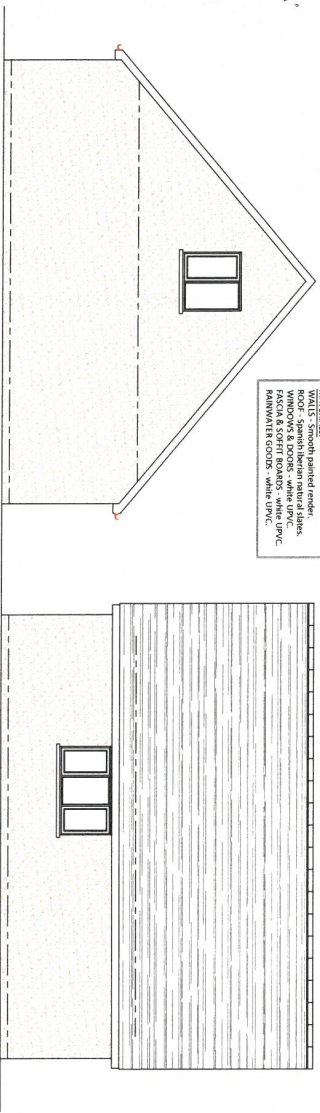




FRONT ELEVATION

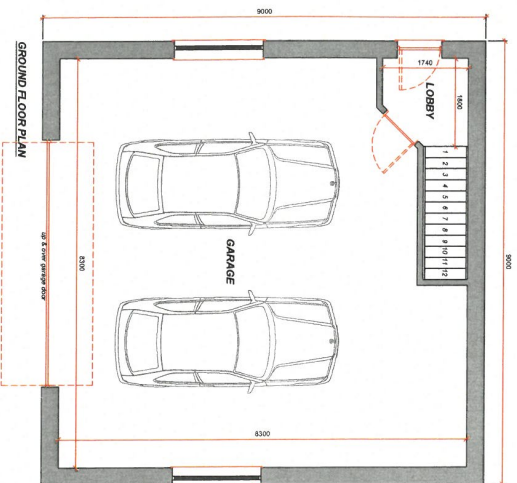
SIDE ELEVATION

**MATERIALS:**  
 WALLS - Smooth painted render,  
 ROOF - Spanish brown natural slate,  
 FLOORS - Solid oak, 12mm thick,  
 FASCIA & SOFFIT BOARDS - white UPVC,  
 MAINWATER GOODS - white UPVC.

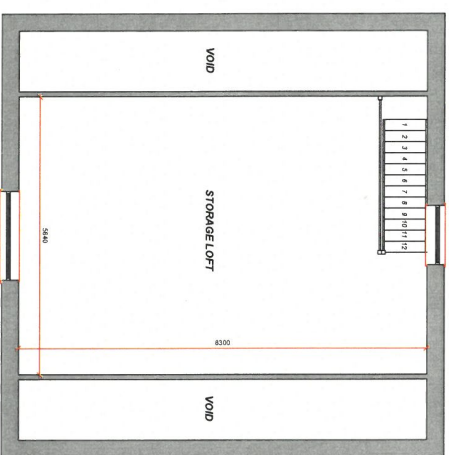


REAR ELEVATION

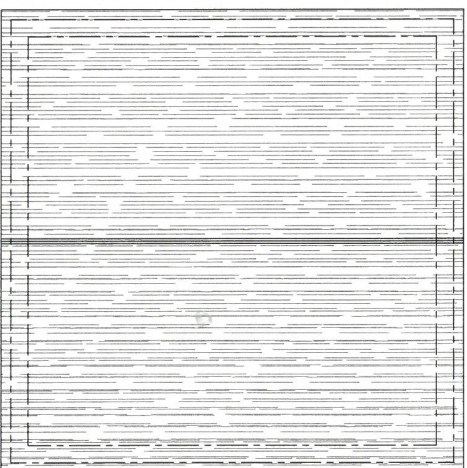
SIDE ELEVATION



GROUND FLOOR PLAN

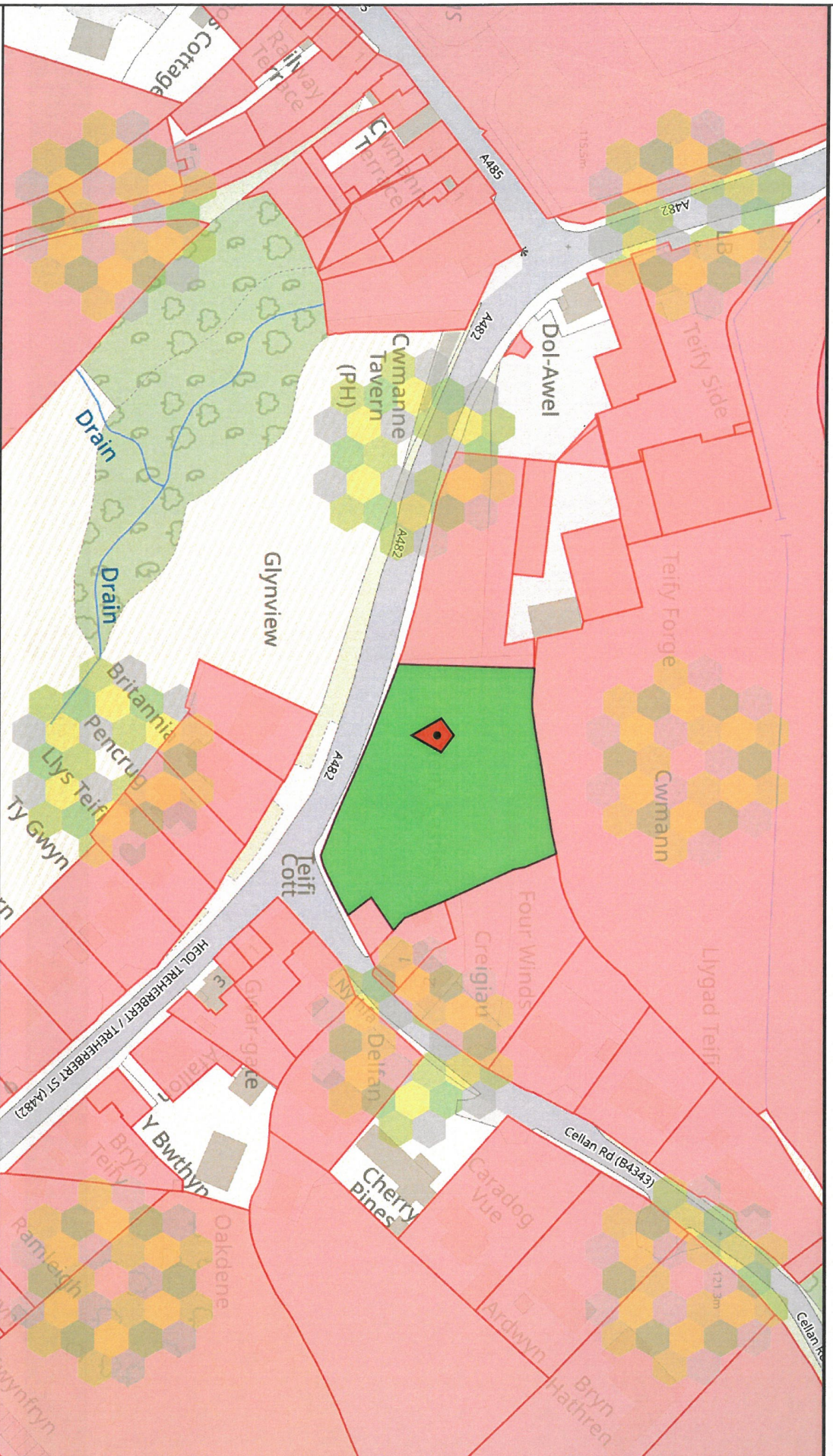


FIRST FLOOR PLAN



ROOF PLAN





0 5 10 15 20 25 30 35 40 50m

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Data last updated 10:00pm 03 JULY, 2025

Map scale 1:1250



**Council Tax:** Band F

N/A

**Parking Types:** Driveway. Gated. Private.

**Heating Sources:** Double Glazing. Gas  
Central. Solar.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** A (111)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?**  
No

**The existence of any public or private right of way?** No



## Directions

what3words will point you to where the properties lies on the map - bleaching.appointed.seat


From our Lampeter Office proceed along the A482 road towards Cwmann. On Passing E & M Motor Factors (Formerly Motor World) on your left hand side continue up the hill. Before the turning for Cellan the property will be located on your left hand side.

**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](https://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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs	100	100
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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