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RICS



Since 1989

*A fantastic opportunity. A refurbished 4/5 bed roomed house with former Mill and paddock.
Llanybydder, West Wales*



Dyffryn Duar (Lot 1), Llanybydder, Carmarthenshire. SA40 9QD.

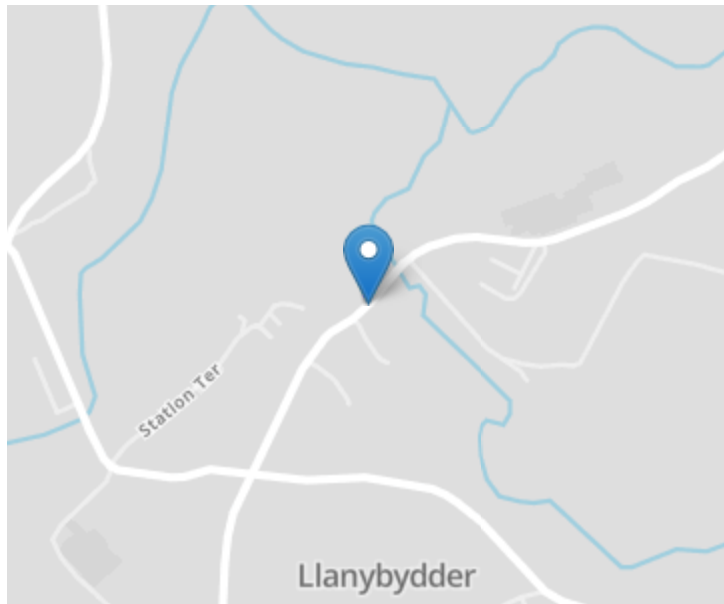
REF: R/3568/LD (Lot 1) - OFFERS OVER -

£340,000

*** No onward chain *** A fantastic residential development opportunity *** A substantial refurbished 4/5 bed roomed detached house *** Tastefully refurbished throughout - Ready to move into *** Former Mill building with great conversion potential (see Architect Plans)

*** Extensive walled lawned garden and former Pig sty *** Pasture/Pony paddock - Ideal for Animal keeping *** Edge of popular Village location *** Perfect Family home with workshop space or additional residential dwelling (subject to consent)

*** Situated on a regular Bus Route - Carmarthen to Aberystwyth *** 5 miles from the University Town of Lampeter *** Don't let this be a missed opportunity *** A property with unrivalled residential development appeal *** Contact us today to view *** House/garden offered for sale separately



LOCATION

Well positioned in the popular Teifi Valley Market Town of Llanbydder, within walking distance to Shops, Post Office, Doctors Surgery, Chemist, Primary School, Public Houses and Places of Worship, 5 miles from the University and Market Town of Lampeter and within half an hour's drive to the County Town and Administrative Centre of Carmarthen.

GENERAL DESCRIPTION

Potential Purchasers have an unique opportunity to acquire a fully refurbished 4/5 bedroomed detached house, being tastefully presented, and ready to move into. It has newly fitted air source heating and upgraded electrics.

Externally it boasts a former two storied Mill building that offers a great conversion opportunity for residential or commercial use (subject to consent) with Architect plans already drawn and included within the brochure.

It sits within its own land of just under an acre with a useful pasture/Pony paddock all of which enjoying a mature hedge line boundary and good access.

In all a desirable country property in an edge of Village position and within close proximity to all everyday amenities. A great residential development opportunity awaits. The property consists more particularly of the following.

THE ACCOMMODATION

RECEPTION HALLWAY

Accessed via a UPVC double glazed door, staircase to the first floor accommodation.



LIVING ROOM

15' 0" x 11' 0" (4.57m x 3.35m). With double aspect windows, original quarry tiled flooring, open fireplace with a quarry tiled hearth with flue in-situ, radiator.



SITTING ROOM

8' 5" x 15' 0" (2.57m x 4.57m). With double aspect windows to the front and side, radiator.



GROUND FLOOR BEDROOM 5/STUDY

9' 3" x 8' 6" (2.82m x 2.59m). With radiator, built-in book

shelf.

KITCHEN

17' 7" x 11' 0" (5.36m x 3.35m) in total. Being a split level kitchen area with a good sized Dining Area and a modern and stylish fitted kitchen with a range of wall and floor units with work surfaces over, fitted electric oven, 4 ring hob with extractor hood over, stainless steel 1 1/2 sink and drainer unit with mixer tap, integrated fridge/freezer.



KITCHEN (SECOND IMAGE)



DINING AREA



UTILITY ROOM

8' 3" x 7' 9" (2.51m x 2.36m). With fitted units with work surfaces over, stainless steel sink and drainer unit with mixer tap, plumbing and space for automatic washing machine and tumble dryer.

GROUND FLOOR W.C.

With low level flush w.c., vanity unit with wash hand basin.



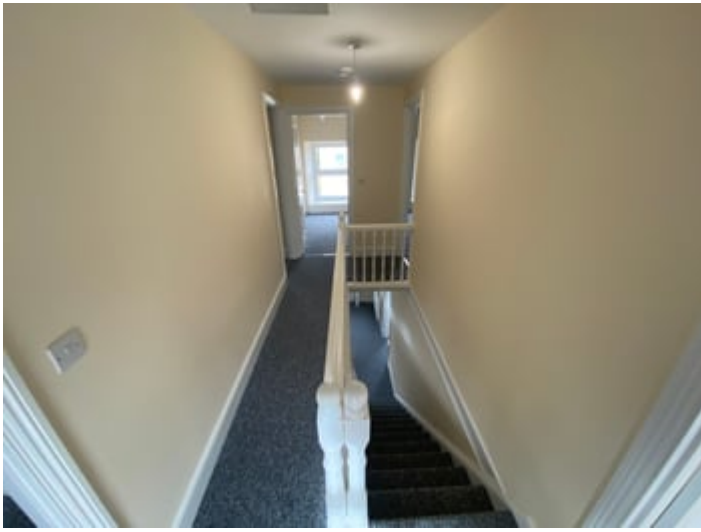
REAR PORCH

With UPVC rear entrance door to the garden.

FIRST FLOOR

LANDING

Accessed via a timber staircase leading from the Reception Hallway.



BATHROOM

9' 2" x 8' 3" (2.79m x 2.51m). A modern 3 piece suite comprising of a panelled bath with shower over, built-in cupboards incorporating a wash hand basin, low level flush w.c., radiator, airing cupboard, extractor fan.



BEDROOM 1

11' 4" x 9' 1" (3.45m x 2.77m). With picture window enjoying views over the rear garden, radiator.



BEDROOM 2

14' 8" x 10' 7" (4.47m x 3.23m). With radiator.



BEDROOM 3

8' 8" x 5' 8" (2.64m x 1.73m). With radiator.



BEDROOM 4

14' 8" x 8' 5" (4.47m x 2.57m). With radiator.



EXTERNALLY

FORMER WOOLLEN MILL

This building offers great conversion/development opportunity (subject to the necessary consent being granted by the Local Planning Department of Carmarthenshire County Council). Please see Architect Drawings within the Brochure. Currently it offers workshop/storage space but, as mentioned, it could be re-developed for residential use (subject to consent). Current measurements are as follows.



GROUND FLOOR

29' 4" x 16' 3" (8.94m x 4.95m). With concrete floor, feature fireplace.

WORKSHOP AREA

26' 0" x 14' 0" (7.92m x 4.27m). With power and lighting.

FIRST FLOOR AREA

44' 0" x 16' 10" (13.41m x 5.13m). Currently open plan with exposed timber 'A' framed beams and of traditional construction.

GARDEN

Directly to the rear of the property and Mill lies a level walled lawned garden area, being private, with a former Pig Sty and a range of fruit trees.



PASTURE Paddock

Here lies a pasture/Pony paddock, having a mature hedge line boundary, and good access points. Ideal for those wishing to keep small Animals or as an extensive area, or to be split and utilised for the residential use of the former Mill (subject to consent).



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A fantastic opportunity awaits. A Family home and workshop or residential development (subject to consent).

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 - 'D'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric air source heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Directions

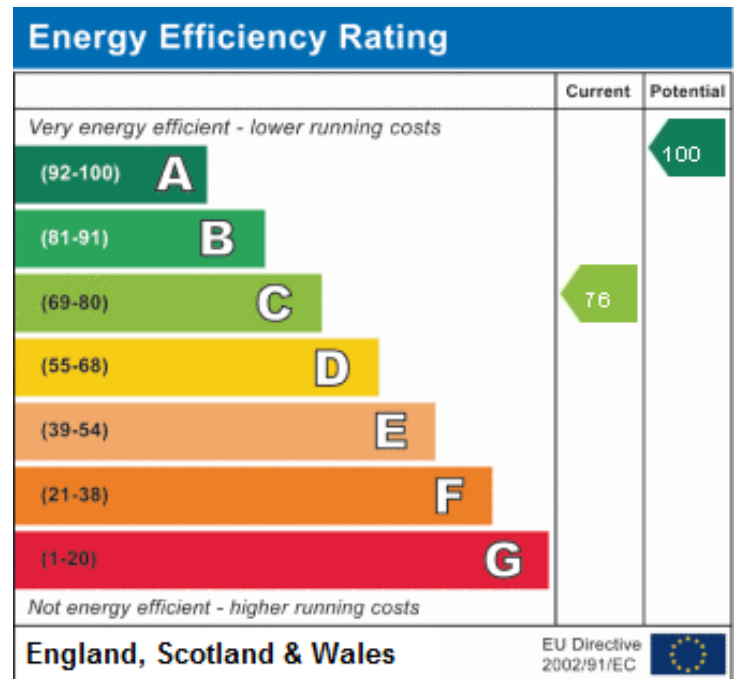
From Lampeter take the A485 road to Llanybydder. On entering the Village of Llanybydder the property will be the first property on your left hand side before the main square, as identified by the Agents 'For Sale' board.

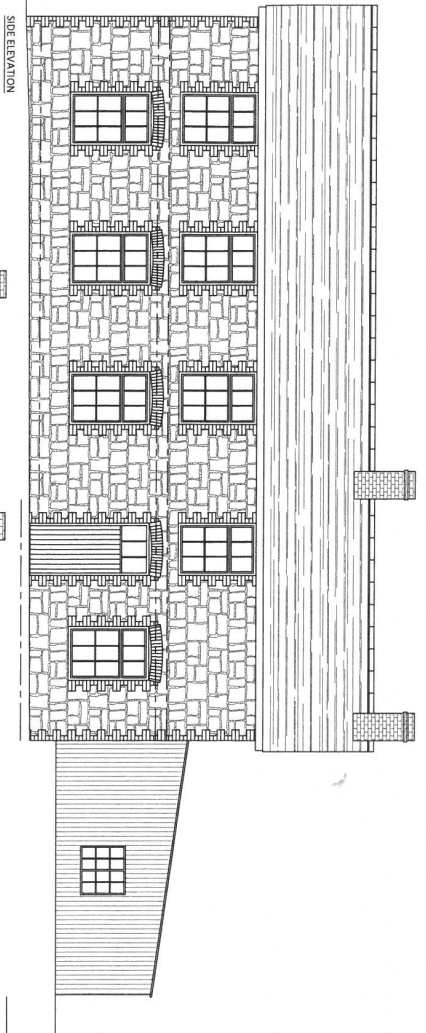
VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news

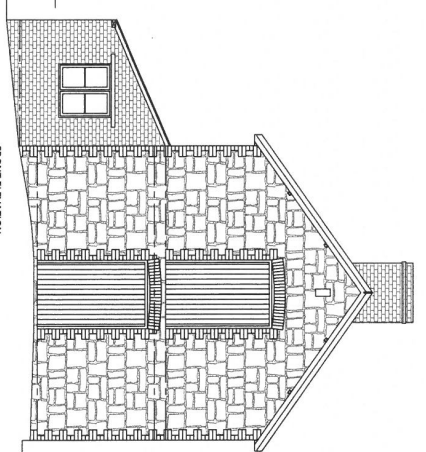
and 'Chat to Us'.

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

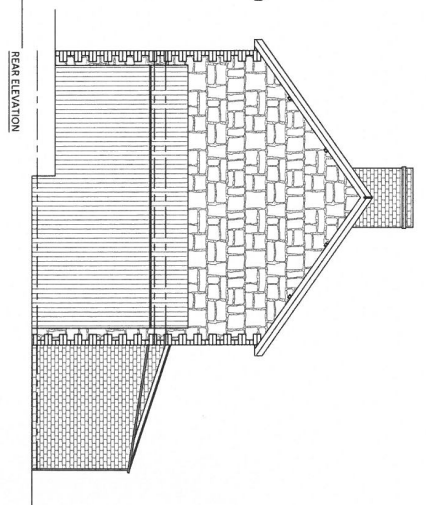




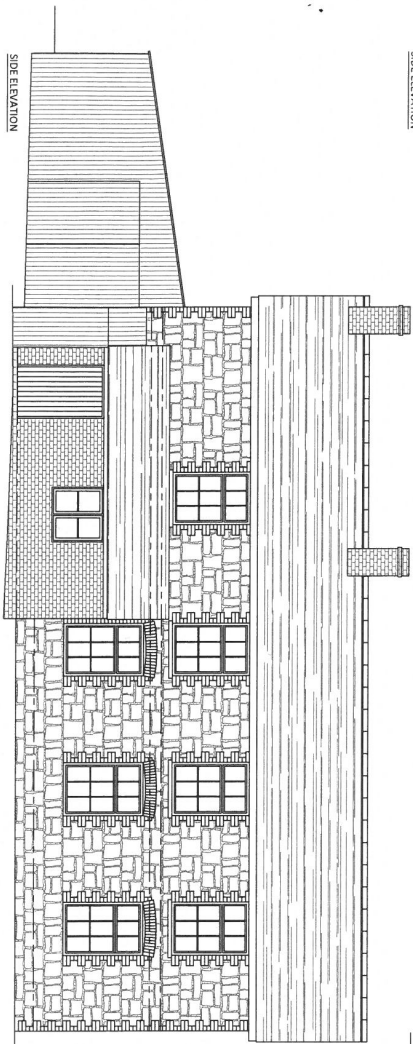
SIDE ELEVATION



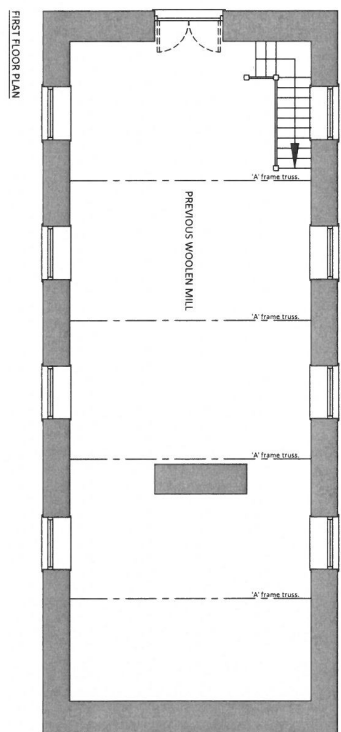
FRONT ELEVATION



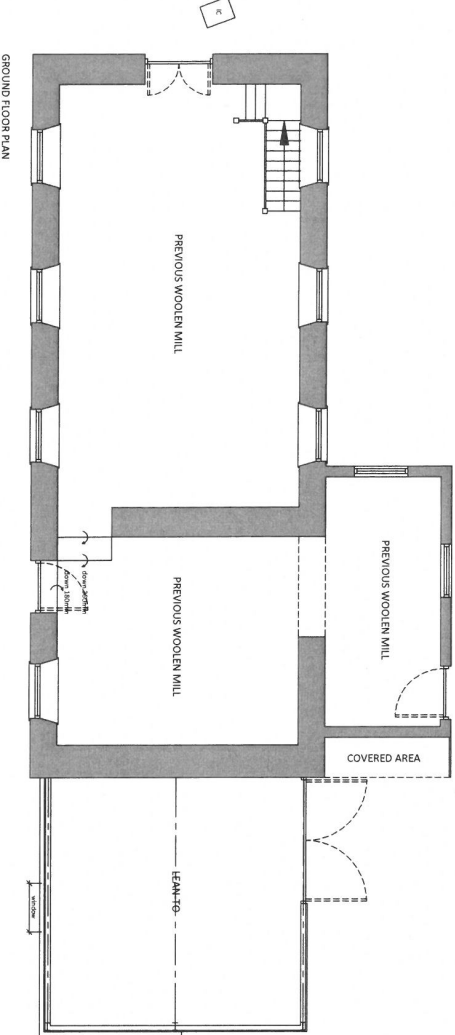
REAR ELEVATION



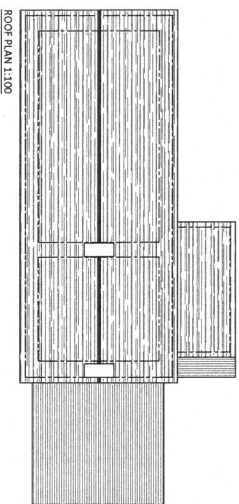
SIDE ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



ROOF PLAN 1:100

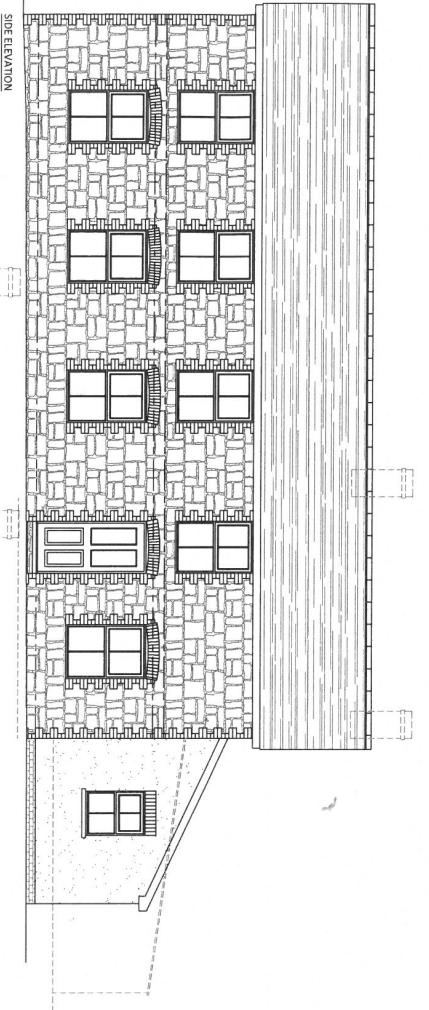


Tan Y Edwards, Llanrhysfael, Aberystwyth, Ceredigion, SY23 3ED
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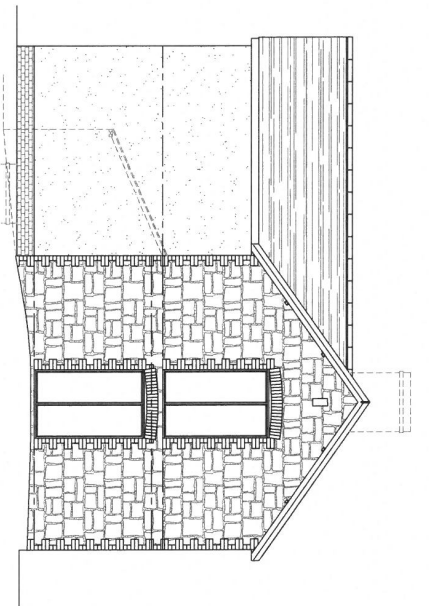
Project Title: Proposed Change of Use of Previous Woollen Mill into
 Scaffolding
 Location: Scaffolding, Aberystwyth, Ceredigion

Drawing Title: Existing Ground Floor Plan, First Floor Plan, Roof Plan &
 Elevations

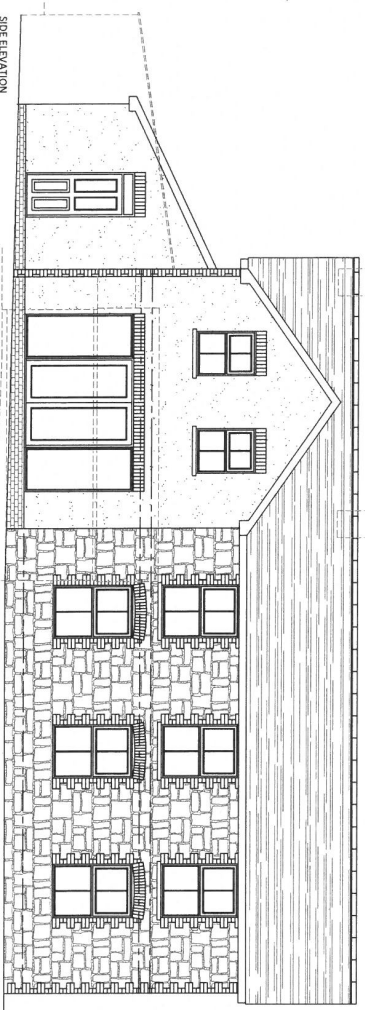
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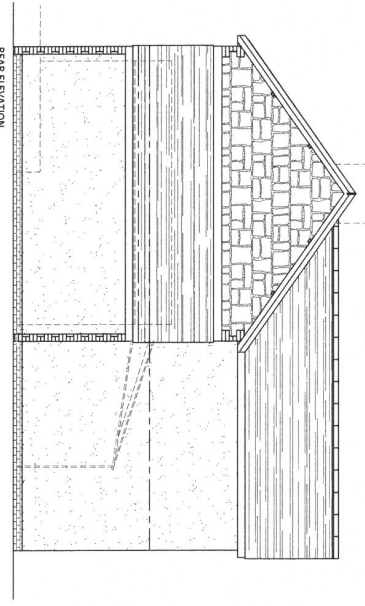
SIDE ELEVATION



FRONT ELEVATION

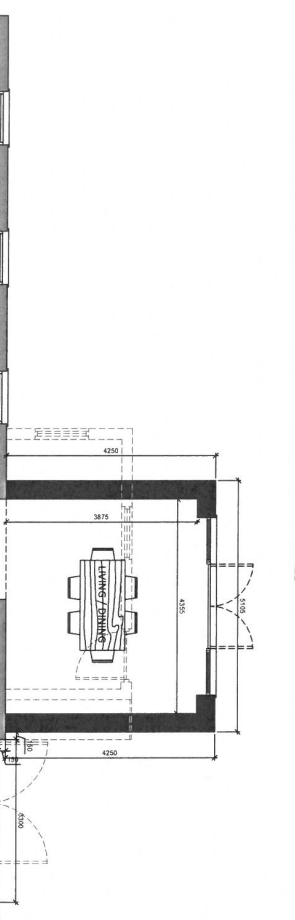


SIDE ELEVATION

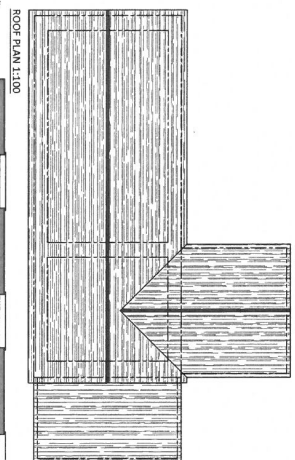


REAR ELEVATION

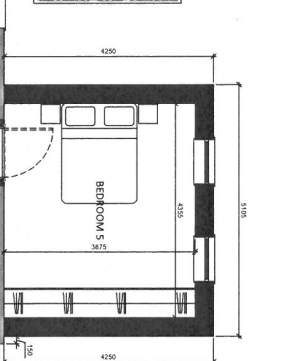
MATERIALS:
 WALLS - red stone and smooth painted render.
 ROOF - spanish beech natural slate.
 WINDOWS & DOORS - white UPVC.
 FLOORING - natural stone.
 PAINTWORK - white UPVC.



GROUND FLOOR PLAN



ROOF PLAN 1:100



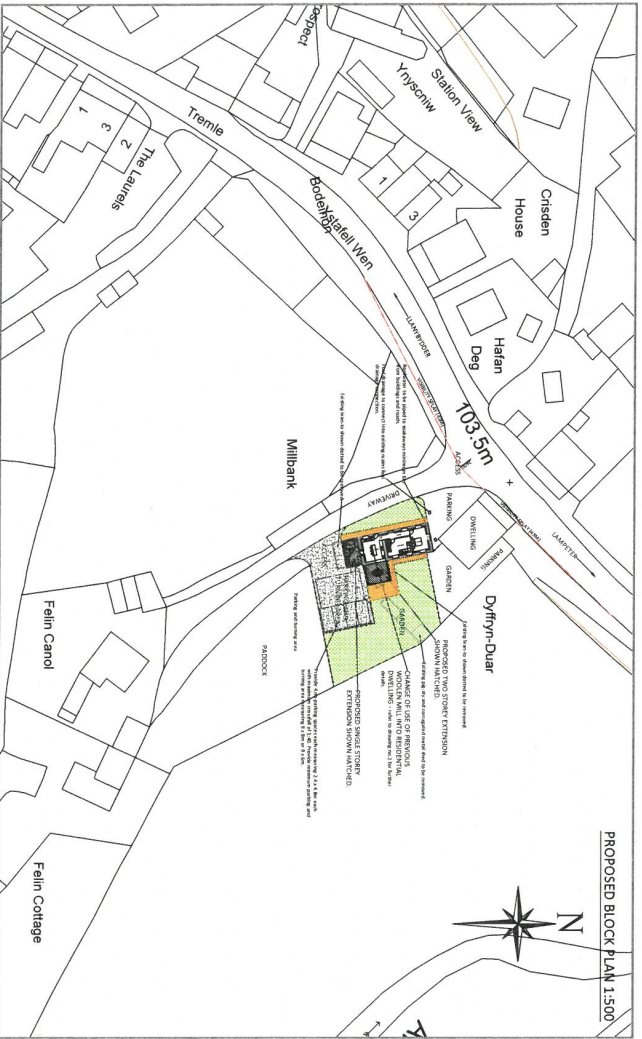
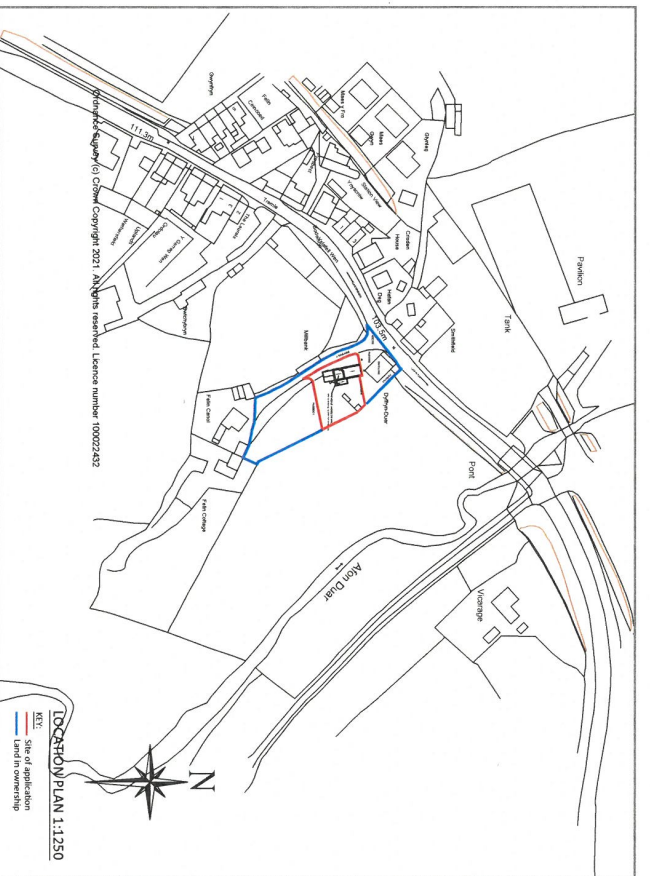
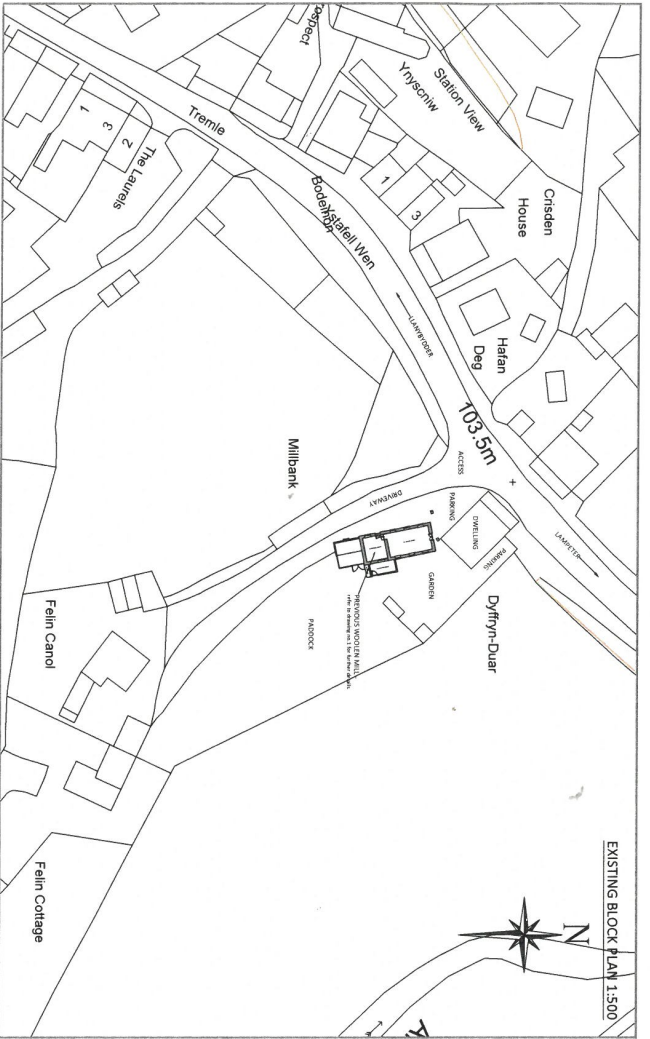
FIRST FLOOR PLAN




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 info@mfarchitectural.co.uk

Project Title: Proposed Change of Use Of Frons Woodmill Mill into
 5407930
 Drawing Title: Proposed Ground Floor Plan, First Floor Plan, Roof Plan &
 Elevation.
 Date: 09/11/21
 Drawing No: 2

Scale: 1:50 @ A1
 Drawn by: GF
 Date: 09/11/21
 Drawing No: 2





MF
ARCHITECTURAL
SERVICES

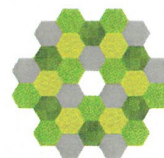
Tan Y Ddewen, Llanfihangel, Aberystwyth, Ceredigion, SY233ED
 01994 272848 / 07909 115919
 E:tan@mfarchitect.co.uk

Project Title: Proposed Change of Use of Felin's Wooden Mill into
 Dyfryn-Duar, Llanfihangel, Ceredigion.
 Scale: 1:500

Drawn by:	GF	Checked by:	GF
Scale:	1:500	Date:	09/11/21
Sheet No:	3	Page No:	3

HM Land Registry
Official copy of
title plan

Title number **CYM831479**
Ordnance Survey map reference **SN5244SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir Gaerfyrddin**



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