

Regulated by:



RICS



Since 1989

A fantastically refurbished character smallholding of around 1.5 acres. Llanllwni, West Wales



Mayfield, Llanllwni, Llanybydder, Carmarthenshire. SA40 9SH.

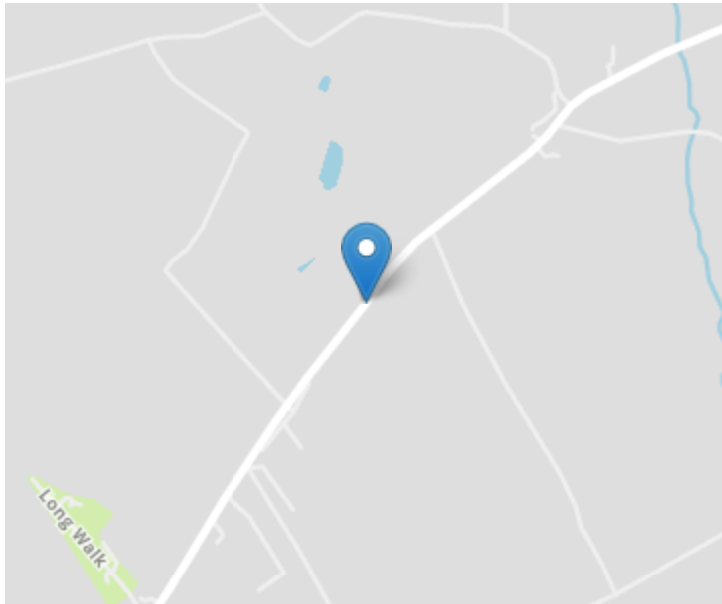
REF: A/5069/LD

£387,500

*** Beautifully refurbished - Absolutely stunning *** Must view - Character smallholding *** Delightful 3 bedrooomed accommodation *** Set within approximately 1.5 acres with established gardens and paddocks *** Traditional farmhouse - Now modernised with stylish kitchen and bathroom *** Refurbished with new electrics and heating *** New UPVC double glazing and flooring throughout

*** Useful range of outhouses - With workshops and Dutch barn *** Three paddocks with direct roadside access *** Mature cottage gardens with greenhouse *** Established vegetable beds *** Tarmacadamed driveway with ample parking

*** Country smallholding in a convenient position - A short drive to Carmarthen, the M4 Motorway and also the beautiful Cardigan Bay Coastline *** Contact us today to view *** A stunning country smallholding



LOCATION

Mayfield is located beside the A485 Lampeter to Carmarthen road on the edge of the Village of Llanllwni which offers a wide range of Village amenities, including Junior School, Convenience Store, Builders Merchants, two Public Houses, Places of Worship, just 2 miles from the Market Town of Llanybydder, 6 miles from the University Town of Lampeter and 14 miles North from the County Town of Carmarthen with its wide range of facilities and direct access onto the M4 Motorway.

GENERAL DESCRIPTION



Mayfield offers potential Purchasers an unique opportunity to acquire a character and traditional country smallholding that has been beautifully refurbished by the current Vendors to now offer the perfect Family home. The property boasts 3 bedroomed accommodation along with a modern kitchen and bathroom.

The current Vendors have undertaken a comprehensive refurbishment programme, with new electrics, new heating system, new double glazed windows, new flooring throughout, decoration, and rainwater goods.

Externally it enjoys a traditional range of outhouses, with workshop, Dutch barn, and Chicken coups, along with a cottage style garden boasting a vegetable garden and a greenhouse.

The paddocks are located to the side of the property, having their very own direct roadside access, which is an ideal property for those wishing to keep Animals, Horses, etc.

In all a property deserving viewing and enjoying a convenient position.

THE ACCOMMODATION

COVERED ENTRANCE PORCHWAY

To

RECEPTION HALL

Having access via a UPVC fully glazed front entrance door, tiled flooring staircase to the first floor accommodation with understairs storage cupboard.



PARLOUR ROOM

14' 9" x 8' 8" (4.50m x 2.64m). With an open fireplace housing a cast iron wood burning stove, laminate click flooring, radiator, Satellite connection.



LIVING ROOM

14' 8" x 12' 5" (4.47m x 3.78m). With large open fireplace housing a cast iron multi fuel stove with an impressive brick mantle, two radiators, laminate click flooring, telephone and Satellite point.



KITCHEN

14' 8" x 11' 4" (4.47m x 3.45m). With a Bespoke Shaker style fitted kitchen with a range of floor units with hardwood work surfaces over, ceramic 1 1/2 sink and drainer unit, Range Master electric/gas cooker stove, radiator, French slate flooring, spot lighting, front entrance door.



KITCHEN (SECOND IMAGE)



FRONT PORCH

With front entrance door.

PANTRY/UTILITY

13' 7" x 7' 4" (4.14m x 2.24m). With fitted floor cupboards, plumbing and space for automatic washing machine and tumble dryer, radiator, ample storage space.



FIRST FLOOR

LANDING

With staircase leading from the Reception Hall, spot lighting, radiator, access to the loft space.



BEDROOM 1

15' 0" x 9' 0" (4.57m x 2.74m). With radiator, fantastic views over the open countryside and Teifi Valley beyond.



BEDROOM 2

8' 7" x 5' 9" (2.62m x 1.75m). With radiator, fantastic views over the surrounding countryside and Teifi Valley beyond.



BEDROOM 3

11' 3" x 9' 4" (3.43m x 2.84m). With radiator, enjoying fantastic views over open farmland and the Teifi Valley.



INNER LANDING

To

FAMILY BATHROOM

14' 8" x 9' 8" (4.47m x 2.95m). The WOW factor! A truly modern and stunning suite with a 4'5" walk-in shower cubicle, panelled bath with waterfall taps, pedestal wash hand basin, comfort height low level flush w.c., chrome heated towel rail, radiator, tiled wood effect flooring, double aspect windows, access to the loft space, airing cupboard housing the hot water cylinder.



BATHROOM (SECOND IMAGE)



EXTERNALLY

PARKING AND DRIVEWAY



RANGE OF OUTBUILDINGS

Comprising

TOOL SHED

12' 7" x 5' 1" (3.84m x 1.55m). Of stone construction under a corrugated roof.

FUEL STORE

12' 8" x 8' 4" (3.86m x 2.54m). Of stone construction under a corrugated iron roof.



DUTCH BARN

15' 0" x 10' 0" (4.57m x 3.05m). Of timber and corrugated iron construction with a USEFUL LOFT SPACE OVER.



FORMER PARLOUR

7' 5" x 6' 9" (2.26m x 2.06m).

STORE ROOM

14' 5" x 8' 2" (4.39m x 2.49m).

WORKSHOP

7' 8" x 6' 5" (2.34m x 1.96m). With fitted work benches and electricity connected.

FORMER COW SHED

16' 0" x 12' 2" (4.88m x 3.71m). With electricity connected and work benches.

CHICKEN COUP AND RUN

FURTHER CHICKEN COUP

ADJOINING WORKSHOP

10' 7" x 11' 0" (3.23m x 3.35m). With fitted work benches.



FRUIT TREE ORCHARD

With Apple and Pear trees.



ORCHARD (SECOND IMAGE)



GARDEN

A cottage style mature garden laid to lawn with mature hedge boundary.



GARDEN (SECOND IMAGE)



GREENHOUSE

15' 0" x 10' 0" (4.57m x 3.05m).



ESTABLISHED VEGETABLE GARDEN

LAND

In all the property extends to around 1.5 ACRES or thereabouts split into three manageable paddocks being well fenced, secure and having direct roadside access. The land is easily accessible to the rear of the barns and perfectly suits those wishing to keep small Animals.



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



FRONT OF PROPERTY



REAR OF PROPERTY



VIEW FROM PROPERTY



AGENT'S COMMENTS

A stunning refurbished smallholding enjoying a convenient position.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

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, private drainage, newly fitted UPVC double glazing, new oil fired central heating, telephone subject to B.T. transfer regulations, Broadband available.

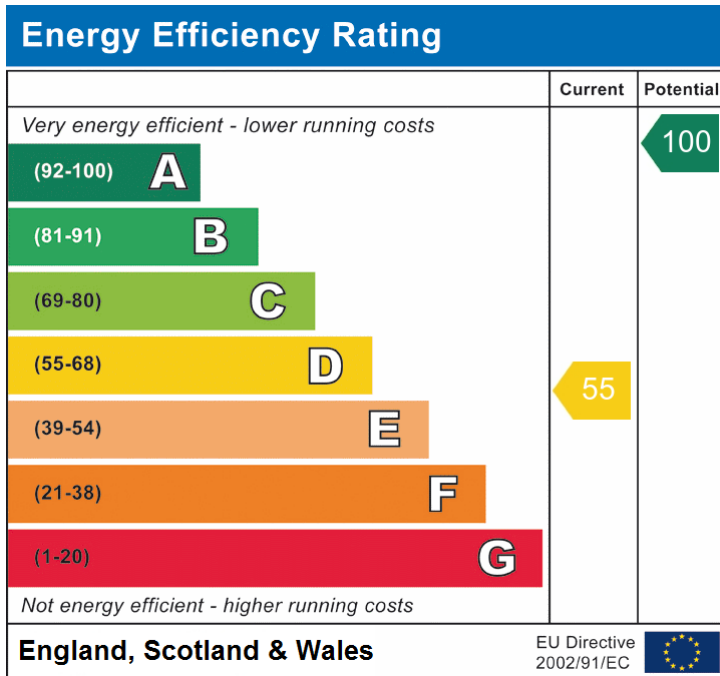
Directions

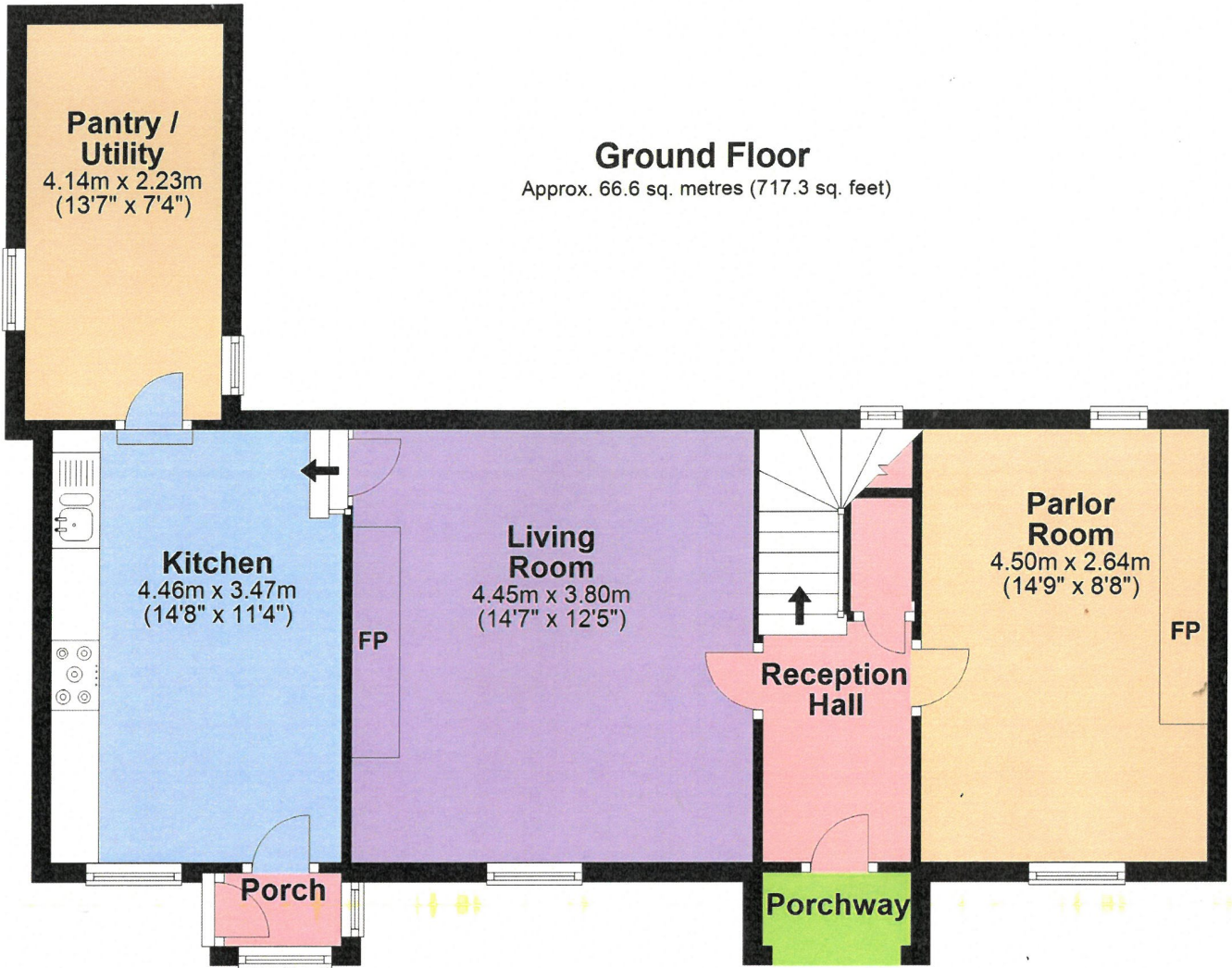
From Lampeter take the A485 South towards Llanybydder. Continue into the Village of Llanllwni. After passing the 'Belle Vue Public House' continue for a further 0.5 of a mile and Mayfield will be located on your left hand side, as identified by the Agents 'For Sale' board.

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

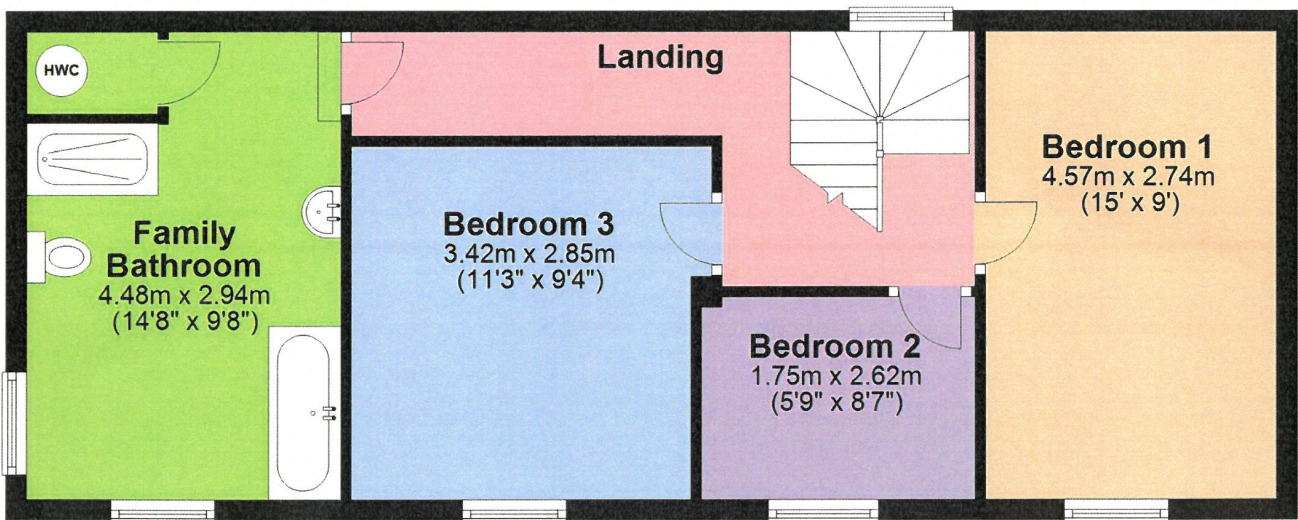
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First Floor
 Approx. 54.5 sq. metres (586.2 sq. feet)



Total area: approx. 121.1 sq. metres (1303.5 sq. feet)

The Floor plans are for guidance only.
 Plan produced using PlanUp.

Mayfield, Llanllwni, LLANYBYDDER

