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**RICS**



Since 1989

*A perfectly situated 4 acre residential smallholding. With potential of self-contained Annex. Teifi Valley.*



**Gilfachwen, Glanduar, Llanybydder, Carmarthenshire. SA40 9RA.**

**REF: A/4794/AM**

**£465,000**

\*\*\*An appealing residential smallholding \*\*\* Characterful 4 bedroomed farmhouse \*\*\* Possibility to be divided to create a self-contained Annex\*\*\* A great family home\*\*\* Impressive features both inside and out  
\*\*\*Enjoying a country location in the heart of West Wales \*\*\*

\*\*\* Modern outbuilding ready for a multitude of uses with hard based gravel yard \*\*\* 4 acres of land split into three traditional sized enclosures, suitable for variety of opportunities \*\*\*

\*\*\* Convenient position with easy commuting to university town of Lampeter being 5 miles and larger county town of Carmarthen being 16 miles \*\*\*

## Location

Llanybydder is a popular small market town /village in the heart of the Teifi Valley, 16 miles north of the county town of Carmarthen and some 5 miles from the University town of Lampeter to the north. It has a wide range of amenities, including convenience store with Post Office, public houses, and places of Worship and is famous for its seasonal Horse Fair. The Cardigan Bay coastline is within 14 miles at Aberaeron.



## General Description

The placing of Gilfachwen on the open market provides the opportunity of acquiring a characterful residential smallholding, which is delightfully and well located with the land resting to one side of the property. The property is a 19th Century original farmhouse with a converted annex now incorporated to provide extensive family sized accommodation of great character and with many features such as exposed beams, original fireplaces and stone feature walling.

The agricultural outbuilding is modern and built within the last 10 years, ideal for storage and keeping livestock with its roller shutter door, concrete floor and re-enforced concrete panels and a loft.

The property is ideal for those seeking convenience yet privacy with pleasant views at all aspects. With 4 acres of land there are endless opportunities.

The property has a lot to offer and deserves to be viewed. The accommodation at present offers the following:-

## Entrance Door

Traditional farm pine door entrance.

## Open Plan Living Room

13' 3" x 23' (4.05m x 7.01m). With pine flooring, Victorian fireplace with an open flue, set within feature stone pointed wall. Exposed beams overhead, stair case leading to first floor and cupboard under the stairs. 2 radiators.



## Kitchen / Breakfast Room

24' 10" x 7' 10" (7.35m x 2.16m). With tile flooring, wall and floor units with worktops over, stainless steel sink with drainer unit. Stanley oil fired Rayburn Range and extractor fan over. Radiator.



### Utility Room



16' 4" x 8' (4.99m x 2.44m). Vaulted ceiling with exposed beams. Tile flooring, Belfast sink, wall units. Plumbing for a dishwasher and automatic washing machine. Space for a cooker with an extractor fan over. Built in pantry, radiator and rear door.

### Rear Hall

With half glazed door leading to rear of property.

### Study

6' 9" x 11' 10" (2.10m x 3.38m). With tile floor, exposed beams and radiator.



### Cloakroom

With W.C. and wash hand basin.

### Living Room

15' 4" x 22' 4" (4.69m x 6.87m). With exposed beams, pine flooring and a traditional stable type door.



### Second Staircase to Landing

### Principal Bedroom

17' x 15' 3" (5.18m x 4.66m). Spacious bedroom with traditional exposed 'A' frame beams and window to front of property.



## En-suite Shower Room



With fitted shower cubicle with an electric shower, low level flush W.C., vanity unit with wash hand basin and radiator. Exposed 'A' frame beams.

**This has a potential to be developed into an Annex, Air BnB or to be used for extended family**

## Main Staircase

From the open plan living room leading to the first floor landing.



## Bedroom 2



13' 7" x 13' (4.18m x 3.96m). 'L' shaped bedroom with radiator and original Victorian fireplace.

## Bedroom 3

10' 6" x 13' 6" (3.23m x 4.45m). Original Victorian fireplace and radiator.



## Bedroom 4

9' 8" x 8' 6" (2.99m x 2.61m). With radiator and window to rear of property with pleasant views.



## Rear Landing

With airing cupboard with insulated copper cylinder within.

## Family Bathroom

9' 4" x 8' 7" (2.86m x 2.65m). Part tiled with a panel bath, pedestal wash hand basin, low level flush W.C., and a shower cubicle with an electric shower. Radiator.



## Externally

To the front of the property is a gravelled gated driveway entrance with adequate space for parking. To the rear of the property is gravel based with a patio path leading to the rear entrance of the property also with an aluminium glasshouse.



## Multi-purpose Outbuilding

40' x 30' (12.19m x 9.14m). A steel frame outbuilding with a concrete floor and re-enforced concrete walls with sheeted sides, rear and roof. The front of the outbuilding is treated wood and has a large roller shutter door. Mezzanine storage loft to part.

To the front of the outbuilding is a hard based gravel yard with access to the land and an old railway wagon in need of refurbishment with endless potential.



## Land

In total the residential smallholding extends to around 4 acres or thereabouts. The land has been conveniently split into three manageable paddocks, all of which being stock proof fenced, ideal for equestrian or livestock grazing or other smallholding/rural enterprise, with an easy and direct access from the outbuilding.





### Agent's Comments

A very appealing country small holding in North Carmarthenshire, with a larger than average dwelling which could be sub-divided into two units with relative ease. Good land and very useful outbuilding. Well worth viewing and very good order throughout.

### 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 and has the following charges. Council Tax Band: 'E'.

### Tenure

The property is presumed to be Freehold.

### Services

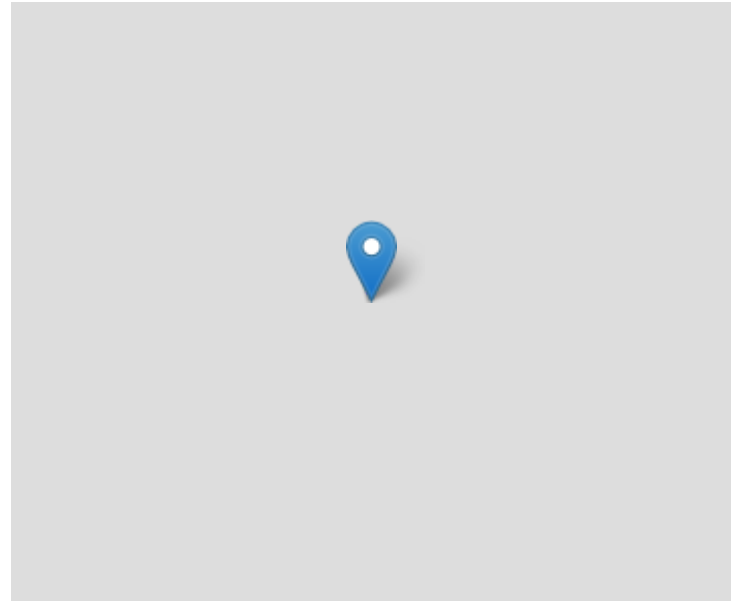
We are informed by the current vendors that the property benefits from mains water, mains electricity, private drainage via septic tank and oil fired central heating.

### Directions

From Lampeter square head South East on the A482 towards Cwmann, turn right next to the Cwmann Tavern onto the A485. Continue on this road for approx 4.5 miles passing through Pencarreg, turn left on Llanybydder square onto Heol Llansawel/B4337, continue for 0.4 miles and turn right next to the former Highmead Dairy onto Heol y Dderi. Continue on this road for approx 0.6 miles and the property will be on the right 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 our properties are also available to view 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 Facebook and Instagram Pages



### Energy Efficiency Rating

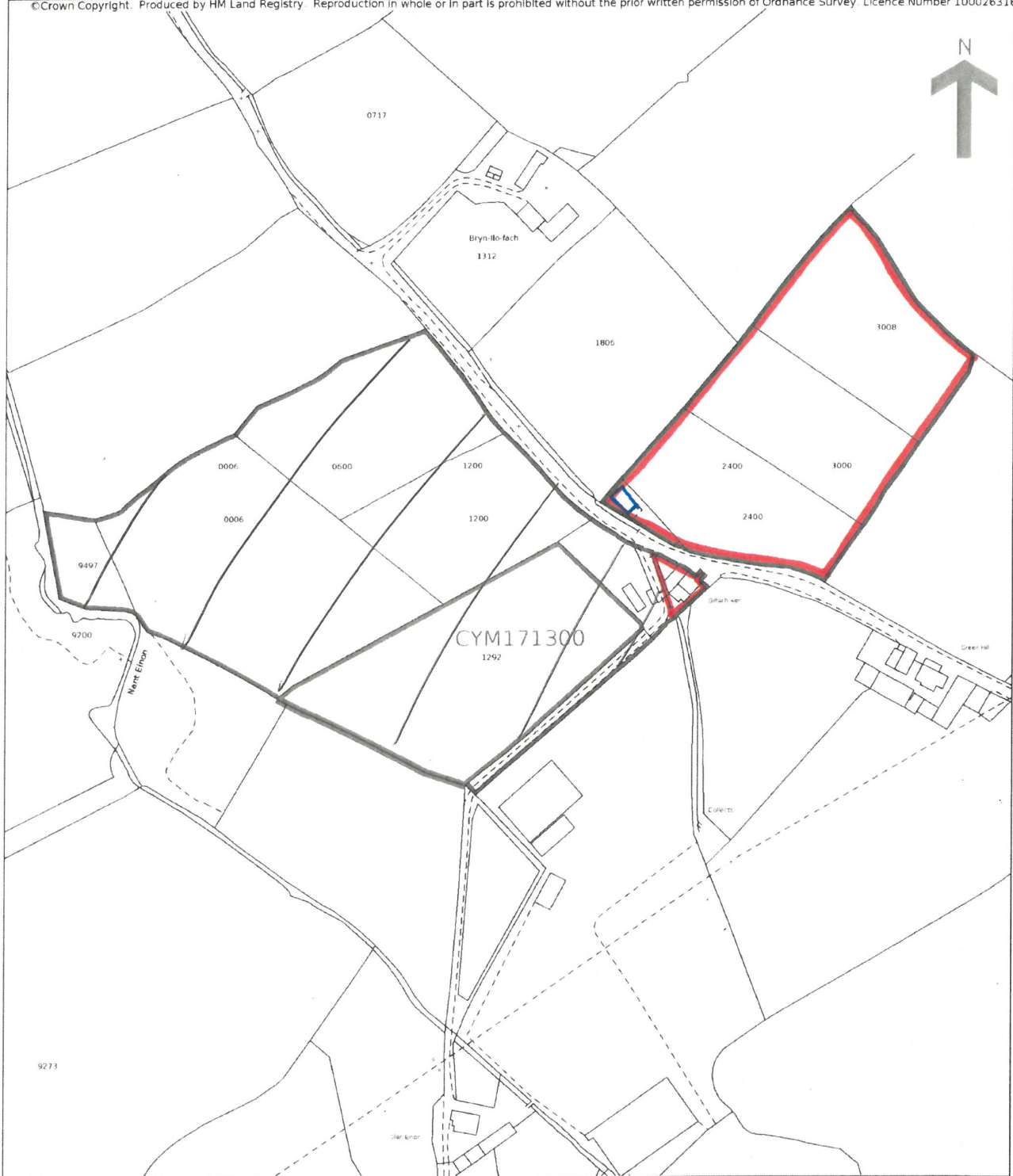
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

HM Land Registry  
Official copy of  
title plan

Title number **CYM23077**  
Ordnance Survey map reference **SN5343SW**  
Scale **1:2500**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



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