

*Prestigious country residence. Set within 2.5 acres. Overlooking Teifi Valley. Llanybydder. West Wales.*



**Bryn Eglur, Carmarthen Road, Llanybydder, Carmarthenshire. SA40 9SD.**

**£695,000**

**A/5006/RD**

**\*\*Exceptional 2.5 Acre Smallholding overlooking the Teifi Valley\*\*Luxury 4 Bed split level Dwelling with Double Garage\*\*Sauna, Jacuzzi and Wet Room\*\*Private south facing Paddock to rear\*\*Finished to the highest order\*\*No expense spared\*\*Attractive country setting with spectacular views\*\*Feature balcony and spacious Conservatory enjoying views\*\*Oozing elegance and Grandeur\*\* Complete luxury living\*\*Electric gated entrance\*\***

**\*\*A TRULY OUTSTANDING COUNTRY PROPERTY IN A CONVENIENT LOCATION!! \*\* WHAT AN OPPORTUNITY !! \*\***

The property is situated on fringes of the rural village of Llanybydder on the banks of the river Teifi. The village offers excellent level of local amenities including primary school, local shops, places of worship, public houses, excellent public transport connectivity and good employment opportunities. The larger town of Lampeter is some 10 minutes drive from the property with its university, supermarkets, business park. The Cardigan Bay coastline is some 30 minutes drive from the property as is



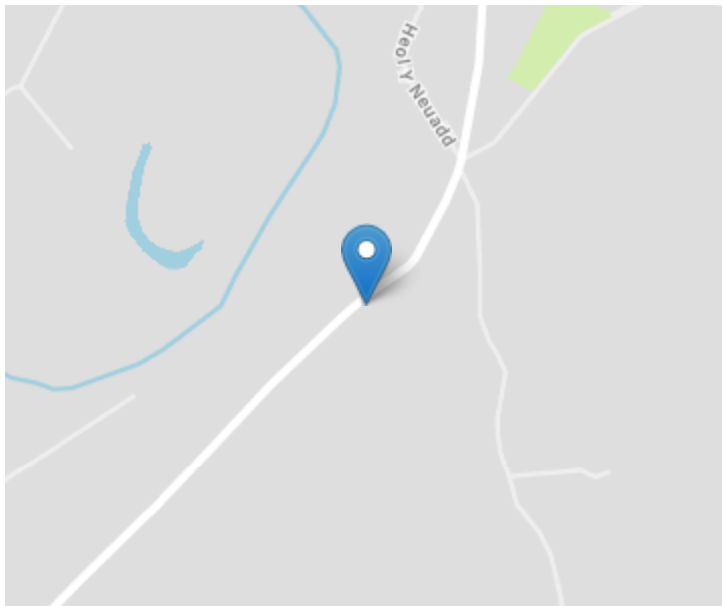
**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk



## GENERAL

An exceptional country residence which boasts elegance and grandeur throughout.

The property benefits from high quality materials, fixtures and fittings including limestone tiled flooring, oak flooring, oak doors, custom made oak staircase by renowned local carpenter, spacious double Bedrooms (3 en-suite), attractive oak Kitchen with granite work surfaces overlooking the rear Garden and Paddock.

The property is supported by a Beam central vacuum system where you can pop in your connection hose and all dust and debris are taken down to the Garage holding tank.

The property is accessed via a stone wall and railings leading into the electric gates with its winding road leading up to the front and side of the property and to the adjoining Paddock.

The property has recently been redecorated and benefits from a new roof.

The property is truly finished to the highest order and must be viewed to be appreciated.

## LOWER GROUND FLOOR

### Main Entrance

via Lower Ground Floor into:

### Reception Hallway



15' 2" x 12' 9" (4.62m x 3.89m) Accessed via sheltered balcony area with double uPVC leaded glass panel doors to front, side sash windows, feature custom made oak staircase by renowned local carpenter, door leading to:



## Ground Floor Bedroom 1



17' 3" x 9' 7" (5.26m x 2.92m) Double Bedroom suite comprising of a large Bedroom with sash window to front, radiator, multiple sockets, TV point.

### Walk-In Wardrobe

6' 5" x 4' 3" (1.96m x 1.30m) with radiator, shelving and poles.

### En-suite



A luxurious En-suite facility with 5'5" tiled shower unit with waterfall head, panelled bath with shower over, single wash hand basin, WC, 2 x radiator, tiled flooring and walls, spotlights to ceiling, heated towel rail, connecting door back into Reception Hallway.

## Utility Room



10' 5" x 8' 2" (3.17m x 2.49m) a large Utility Room accessed from Reception Hallway with a range of base and wall units, tiled flooring, stainless steel sink and drainer with mixer tap, washing machine connection point.

## Integral Garage



18' 3" x 24' 6" (5.56m x 7.47m) with double stainless steel up and over doors to front, tiled flooring, side windows, housing a Firebird system 120 oil boiler, multiple sockets, radiator, Beam serenity vacuum system.

### Rear Storage Room 1



6' 0" x 15' 5" (1.83m x 4.70m) with radiator, tiled flooring, multiple sockets.

### Storage Room 2

With hot water cylinder and heating control system.

## GROUND FLOOR

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Accessed internally via the custom made oak staircase with balustrade detail leading to:

### Lounge

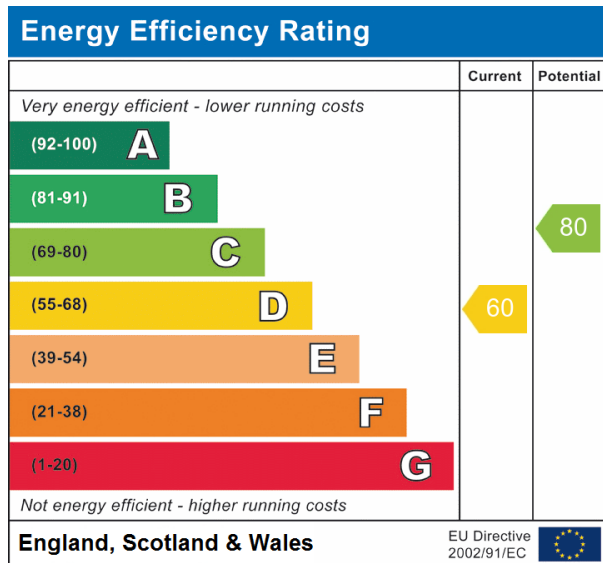


24' 2" x 25' 5" (7.37m x 7.75m) being 'L' shaped and a grand entertainment space with dual aspect windows and doors overlooking the adjoining Teifi valley countryside and



**Directions**

On leaving the village of Llanybydder on the A485 Carmarthen Road. The property will be located overlooking the road on the left hand side with a Morgan & Davies For Sale board.



For further information or to arrange a viewing on this beautiful property, contact us:

**Carmarthen**  
**11 Lammas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

T: 01267 493444  
 E: [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)  
[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

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