

Magnificent views. An imposing 3 bedroomed, 2 bathroomed detached country residence with well kept grounds overlooking the River Teifi. Llanfihangel Ar Arth, Pencader, West Wales



Glanrhyd, Llanfihangel Ar Arth, Pencader, Carmarthenshire. SA39 9JB.

£349,950

REF: R/4765/LD

*** No onward chain *** Magnificent views overlooking the Teifi Valley *** Enjoying an elevated position on the banks of the River Teifi *** Imposing country property *** Traditional 3 bedroomed, 2 bathroomed accommodation *** Large open plan kitchen/dining area *** Well appointed and presented throughout

*** Well kept grounds *** Wildflower garden to the front *** Raised vegetable beds *** Manicured lawn with flower borders *** Useful workshop and lean-to store *** Gravelled driveway with ample parking *** Off lying garden area in need of re-establishment with streamside location

*** Convenient position within the scattered Village of Llanfihangel Ar Arth *** A short drive to the Market Town of Llandysul, 15 minute drive to Lampeter and a 20 minute drive to the Cardigan Bay Coast *** A country property deserving early viewing - You will not be disappointed



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LOCATION



Well positioned on the outskirts of the popular rural Community of Llanfihangel ar Arth, only some 2 miles distant from the Teifi Valley Market Town of Llandysul offering a good range of local facilities, some 8 miles distant from the University Town of Lampeter and some 12 miles North from the County Town and Administrative Centre of Carmarthen with many large national Employers and Retailers.

GENERAL DESCRIPTION

A stunning rural location. Glanrhyd is a well appointed and presented country property that enjoys an elevated position with fantastic views over the River Teifi and Valley beyond. The property offers 3 bedroomed, 2 bathroomed accommodation offering modern living yet enjoying many of its original character features.

Externally it enjoys a well maintained garden area with a wild flower meadow, raised beds, greenhouse, workshop and wood store. There is ample parking and the property is within close proximity to the Market Towns of Llandysul and Lampeter and the Cardigan Bay Coast.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

REAR HALL/UTILITY

With solid rear entrance door, tiled flooring, utility space for washing machine and tumble dryer, cloak cupboard.



BATHROOM

9' 8" x 6' 8" (2.95m x 2.03m). Having a 3 piece suite comprising of a panelled bath with shower attachment, low level flush w.c., pedestal wash hand basin, radiator, extractor fan, exposed stone walls.



LIVING ROOM

16' 9" x 16' 8" (5.11m x 5.08m). A spacious and light Family room with double aspect windows, front entrance door, staircase to the first floor accommodation with understairs storage cupboard, free standing cast iron multi fuel stove, two radiators.



KITCHEN

17' 0" x 8' 6" (5.18m x 2.59m). A Bespoke pine kitchen with a range of fitted wall and floor units with hardwood work surfaces over, 1 1/2 sink and drainer unit, electric/gas cooker point, double aspect windows, radiator, part quarry tiled and part wooden flooring.



KITCHEN (SECOND IMAGE)



DINING ROOM

15' 6" x 12' 5" (4.72m x 3.78m). With a large opening leading from the kitchen with sliding patio doors to the rear decking area, picture window to the front enjoying views over the River Teifi, timber flooring, radiator, part vaulted ceiling.



GROUND FLOOR BEDROOM 3/HOBBY ROOM

12' 4" x 9' 2" (3.76m x 2.79m). With radiator, large picture window with fantastic views over the River Teifi, timber flooring.



FIRST FLOOR

LANDING

With access to a boarded and insulated loft space which provides a conversion opportunity for further bedroom accommodation (subject to consent), large linen cupboard.



BEDROOM 2

17' 5" x 9' 4" (5.31m x 2.84m). With radiator, double aspect windows with fine views over the River Teifi and Valley, radiator.



BATHROOM

11' 2" x 8' 2" (3.40m x 2.49m). A modern 3 piece suite comprising of a raised corner shower cubicle, low level flush w.c., pedestal wash hand basin, radiator, extractor fan, picture window with views over the rear garden.



BEDROOM 1

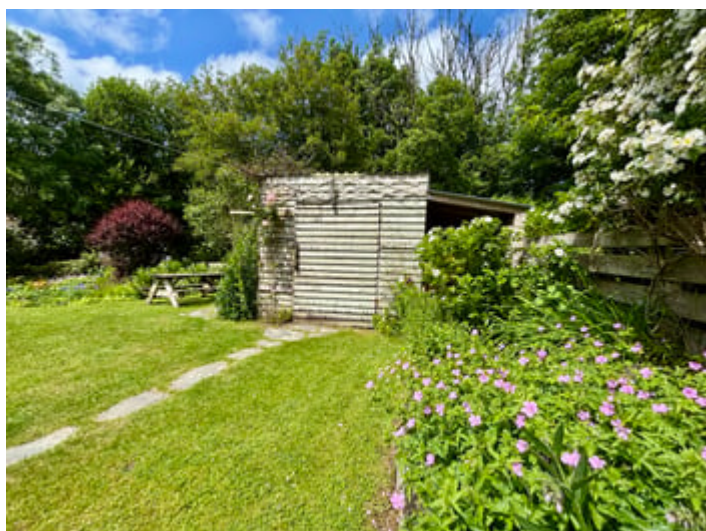
16' 3" x 9' 2" (4.95m x 2.79m). With radiator, two windows to the front enjoying views over the River Teifi, radiator, timber flooring.



EXTERNALLY

WORKSHOP

13' 5" x 9' 5" (4.09m x 2.87m). With electricity connected.



OPEN FRONTED LEAN-TO WOOD STORE

GREENHOUSE

14' 2" x 9' 2" (4.32m x 2.79m).



GARDEN

A particular feature of this delightful country property is its well maintained and presented garden. To the front of the property lies a wild flower garden area with raised vegetable beds leading to the rear cottage garden with a large decking area and level lawned areas enjoying low stone walled boundary with a number of flower beds. The garden has been a labour of love to the current Owners and highlights the property.

FRONT GARDEN (FIRST IMAGE)



FRONT GARDEN (SECOND IMAGE)



REAR GARDEN (FIRST IMAGE)



REAR GARDEN (SECOND IMAGE)



DECKING AREA



PLEASE NOTE

There also lies a small garden area adjacent to the access track that leads down to a small stream. This area requires landscaping but offers a peaceful setting.

PARKING AND DRIVEWAY

A gravelled driveway with ample parking.

FRONT OF PROPERTY



REAR OF PROPERTY



POSITION



AERIAL VIEW



VIEW OF RIVER (FIRST IMAGE)



VIEW OF RIVER (SECOND IMAGE)



AGENT'S COMMENTS

Fantastic location and views with a character country property.

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'.

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, private drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



0 2 4 6 8 12 16 20m

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Data last updated 10:00pm 06 JUNE, 2025

Map scale 1:625

Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (48)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

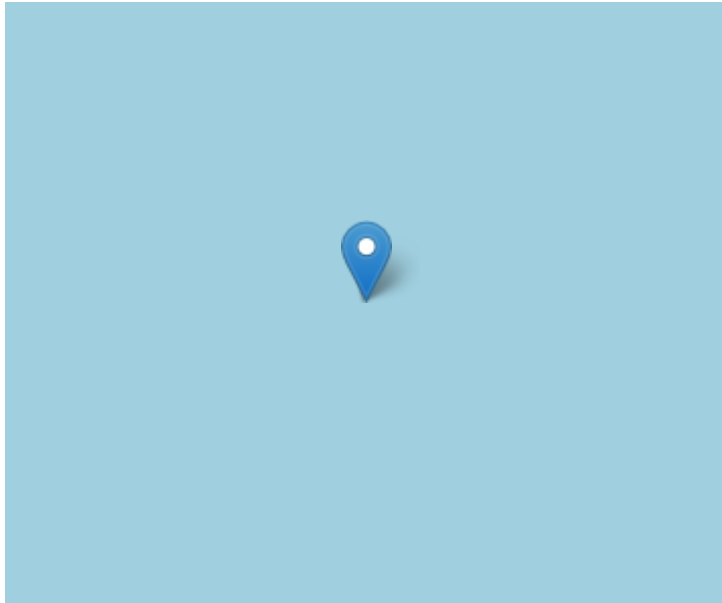
Any risk of coastal erosion? No

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


From Lampeter take the A485 road South towards Carmarthen. Proceed through the Village of Llanllwni via Llanybydder. Once reaching Llanllwni take the B4336 road right on leaving the Village towards Llandysul. Proceed to Llanfihangel Ar Arth square. By the former Public House turn right. Continue past the National Grid Headquarters and Eagle Inn on the right hand side. Follow the road until you come to the bridge. Head over the River Teifi where you will see Glanrhyd on your right 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

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'.

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Energy Efficiency Rating

| | Current | Potential |
|--|---------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | | |
| (39-54) E | 48 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

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

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