

Regulated by:



RICS



Since 1989

*A character residential smallholding of approximately 2 acres. Near Llanybydder, in the Teifi Valley,
West Wales*



Velvey House, Ty Mawr, Llanybydder, Carmarthenshire. SA40 9RB.

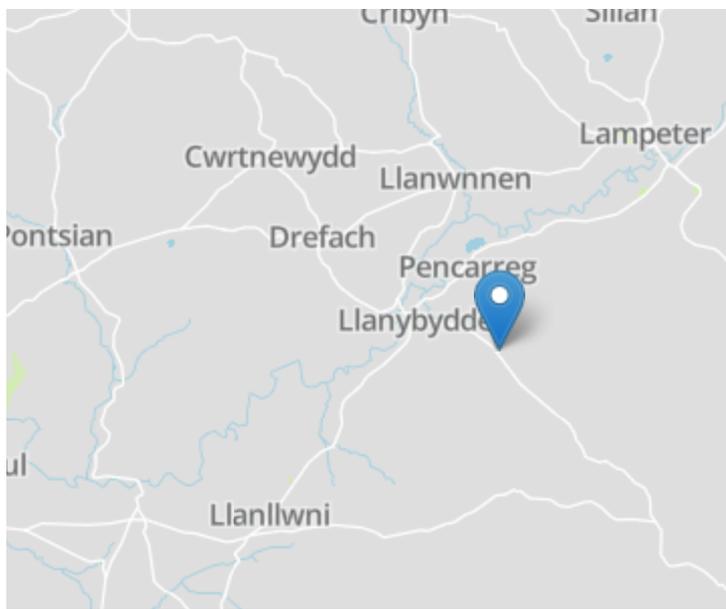
REF: A/5071/LD Offers in the region of:

£395,000

*** A character smallholding *** Deceptive well presented Equestrian holding *** Traditional semi detached house with generous 3 bedrooomed accommodation *** Period charming throughout yet will all everyday modern conveniences *** All set within approximately 2 acres - With two grazing paddocks, fenced, with mature tree lined boundary

*** Manege - Measuring 32m x 15m *** Young orchard and woodland *** Useful outbuilding with stable, barn and wood store *** Versatile log cabin with potential home office, studio or Airbnb *** Mature cottage garden with established vegetable beds *** Greenhouse *** Naturel pond with jetty *** Lawned garden *** Private access drive with ample parking** Good outriding nearby, with access onto Brechfa Forest and Llanllwni Mountain range **

*** Picturesque semi rural location - Yet 1.5 miles from Llanybydder *** Rural views over the Teifi Valley *** Half an hour's drive from the Cardigan Bay Coast *** A property worthy of early viewing - Contact us today



LOCATION

Well positioned in rural surroundings, approximately 1.5 miles distant from the Teifi Valley Market Town of Llanwddelan offering a good range of local amenities, including Primary School, Doctors Surgery, Chemist, Shops, etc., some 5 miles distant from the University and Market Town of Lampeter, offering a comprehensive range of shopping and schooling facilities, and some 18 miles North from the County Town and Administrative Centre of Carmarthen, with the local General Hospital, Motorway and National Rail Networks.

GENERAL DESCRIPTION



Velvey House is a deceptive country smallholding. The property is a traditional semi detached property enjoying an abundance of period charm and character along with all everyday modern conveniences. The property benefits from 3 bedroomed accommodation along with 2 bathrooms and oil fired central heating and double glazing.

Externally lies the true beauty with it being set in its own 2 acres with mature gardens, two grazing paddocks and a menage.

The property suits Equestrian purposes and is convenient to

all nearby Towns. The property in particular offers the following.

THE ACCOMMODATION

OPEN PLAN LIVING AREA

In total 21' 1" x 14' 2" (6.43m x 4.32m).

LIVING ROOM

14' 2" x 12' 4" (4.32m x 3.76m). Accessed via a UPVC front entrance door, an impressive stone open fireplace housing the cast iron multi fuel stove on a slate hearth, alcove shelving to either side with framed double sided Fish tank, Bespoke cloak and meter cupboard, enclosed staircase to the first floor accommodation, laminate click flooring.



LIVING ROOM (SECOND ANGLE)



DINING AREA

14' 3" x 8' 3" (4.34m x 2.51m). With radiator, Moroccan slated floor, exposed beamed ceiling with spot lighting, exposed and painted stone wall.



DINING AREA (SECOND IMAGE)



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER

20' 9" x 8' 7" (6.32m x 2.62m). A cottage Cream farmhouse kitchen with a range of wall and floor units with solid Oak work surfaces over, Belfast sink with mixer tap, central island with wine rack, vegetable storage areas, large pantry cupboard, Flavell gas/electric cooker range, Moroccan slate flooring, double sided Fish tank into the Living Room, Fire Bird oil fired central heating boiler with decorative cover surround, patio doors opening onto the Conservatory/Boot Room.



KITCHEN/DINER (THIRD IMAGE)



CONSERVATORY/BOOT ROOM

19' 8" x 5' 4" (5.99m x 1.63m). Of UPVC construction under a poly carbonate roof, a range of floor cupboards with stainless steel sink and drainer unit, plumbing for automatic washing machine, tiled flooring, rear entrance door to the garden.



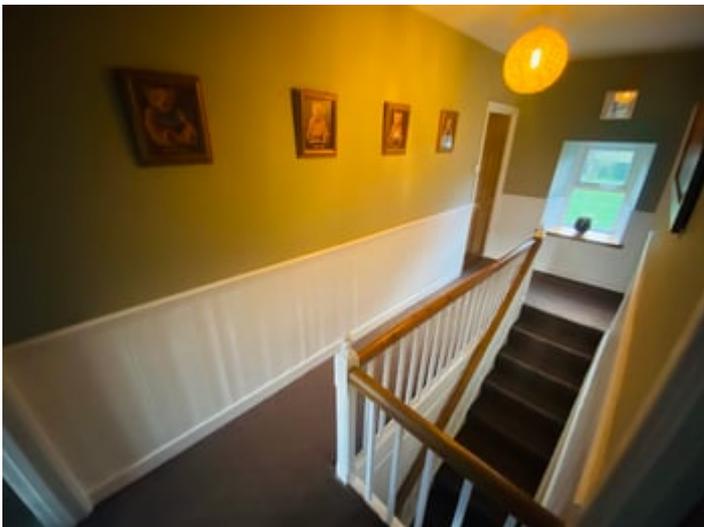
W.C.

With low level flush w.c., storage shelves.

FIRST FLOOR

GALLERIED LANDING

With a feature Dragon Stair Finials, picture window enjoying views to the front and rear.



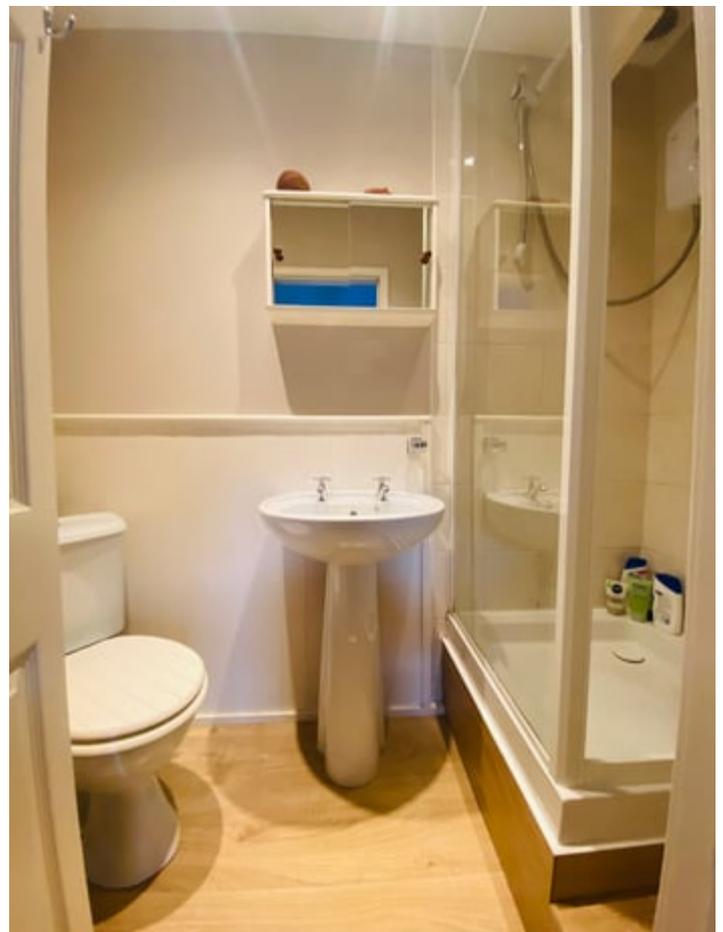
FRONT BEDROOM 1

12' 6" x 10' 4" (3.81m x 3.15m). With radiator, two windows to the front, alcove shelving, feature curtain poles from former fence posts.



EN-SUITE SHOWER ROOM

A modern 3 piece suite comprising of a corner shower cubicle, low level flush w.c., pedestal wash hand basin, spot lighting, extractor fan.



BEDROOM 2

12' 1" x 8' 7" (3.68m x 2.62m). With an enclosed radiator with decorative surround.



REAR BEDROOM 3

11' 8" x 8' 6" (3.56m x 2.59m). With exposed beams, original stud partitioning and Bespoke window shutters.



BATHROOM

9' 1" x 7' 3" (2.77m x 2.21m). With a raised corner bath with shower attachment, low level flush w.c., charming wash stand with oval ceramic bowl with mixer tap, heated towel rail, built-in airing cupboard housing the hot water cylinder and immersion, stripped wooden flooring.



LOFT SPACE

Being fully insulated and offering potential for a loft conversion (subject to consent).

EXTERNALLY

OUTBUILDINGS

Comprising

STABLE RANGE

15' 0" x 15' 3" (4.57m x 4.65m). Of traditional stone construction and currently split into two stables with electricity connected.



STABLE (SECOND IMAGE)



BARN

14' 7" x 9' 8" (4.45m x 2.95m). Of timber and corrugated iron construction with electricity and water connected.



LEAN-TO WOOD STORE

With electricity connected.

GARDEN SHED

LOG CABIN

18' 0" x 18' 0" (5.49m x 5.49m). Of timber construction having electricity connected and having a fitted bar. Offering great potential as a studio, workshop, home office or Airbnb. The log cabin enjoys views over the Menage and the rear paddocks.



LOG CABIN (SECOND IMAGE)



MANEGE

32 metres x 15 metres.



MANEGE (SECOND IMAGE)**THE LAND**

The land is located to the rear of the property having access via its own private track. The land is sub divided into two parcels with mature tree lined boundary and being well fenced.

**THE LAND (SECOND IMAGE)****ORCHARD AND YOUNG WOODLAND****COTTAGE STYLE GARDEN**

A mature cottage style garden is located to the rear of the property being laid mostly to lawn and being private and not overlooked.

**COTTAGE STYLE GARDEN (SECOND IMAGE)**

ESTABLISHED VEGETABLE GARDEN

Having a range of raised beds with a GREENHOUSE measuring 12' x 10'.



ESTABLISHED VEGETABLE GARDEN (SECOND IMAGE)



NATURAL POND

With jetty.



FRONT OF PROPERTY



PARKING AND DRIVEWAY

The property enjoys its own private and gated track leading to the property and the land and having ample parking and turning space.



REAR OF PROPERTY



AERIAL VIEW OF PROPERTY



AGENT'S COMMENTS

A deceptive country smallholding offering great capabilities.

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, mains drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

Directions

From Lampeter take the A485 to Llanybydder. At Llanybydder Square turn left onto the B4337 Llansawel road. Continue along this road for approximately 1.5 miles. On entering Ty Mawr Velvey House can be found 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

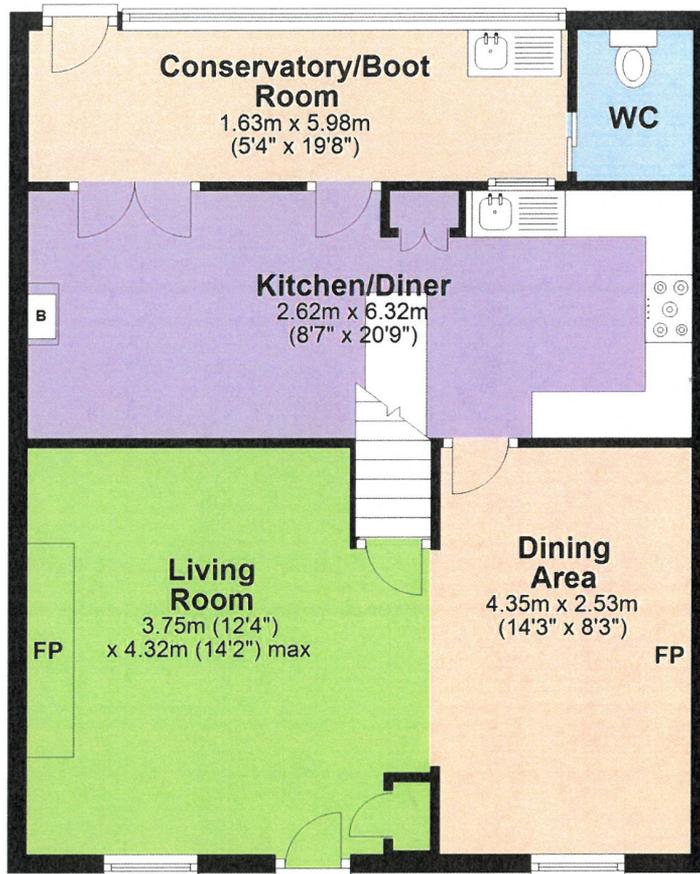
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales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

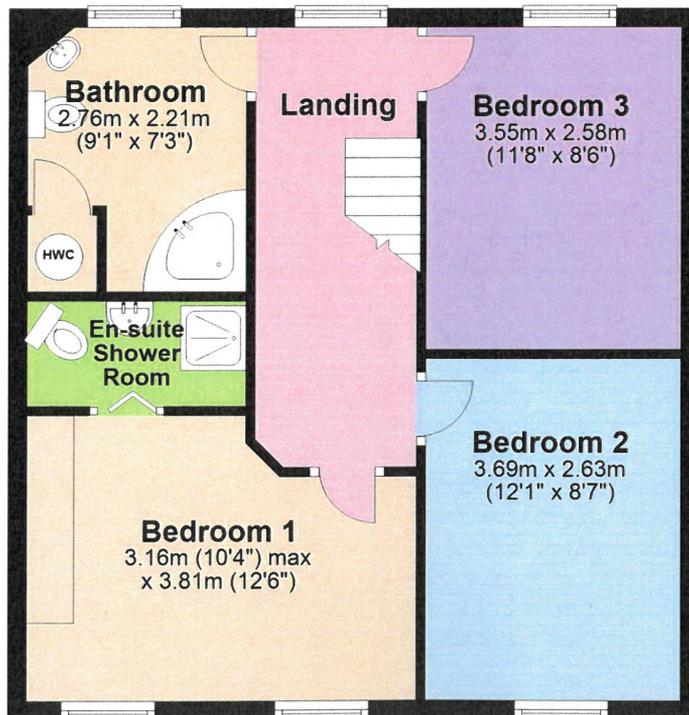
Ground Floor

Approx. 69.2 sq. metres (745.4 sq. feet)



First Floor

Approx. 50.8 sq. metres (547.3 sq. feet)



Total area: approx. 120.1 sq. metres (1292.7 sq. feet)

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

Velvey House, Ty Mawr, LLANYBYDDER