

A country smallholding with approximately 12.744 acres of good pasture land and enjoying panoramic views over the unspoilt countryside. Esgardawe, near Llandeilo, West Wales



Alltfydr, Esgardawe, Llandeilo, Carmarthenshire. SA19 7RU.

£525,000

REF: A/5352/LD

*** An attractive rurally positioned country smallholding *** Beautifully situated amongst unspoilt North Carmarthenshire countryside *** A spacious detached 3 bedroomed bungalow *** Upgraded oil fired central heating, UPVC double glazing and good Broadband connectivity

*** 5,000 sq ft multi purpose outbuildings plus two lean-to stables and store room *** Set in approximately 12.744 acres of good grazing pasture paddocks *** Extensive gravelled yard and drive *** Enclosed lawned garden area and patio *** Stunning and picturesque views over unspoilt countryside *** A country smallholding offering a great opportunity - Be it for Equestrian purposes or general Animal keeping *** Level to sloping pastures being well fenced and gated

*** Remote but also within easy commuting distance to the Market Towns of Lampeter, Llandeilo and Llandovery *** Contact us today to view



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LOCATION

Delightfully situated amongst the North Carmarthenshire hills, just 6.5 miles South from the University Town of Lampeter, 13 miles equidistant from Llandovery and Llandeilo and 2 miles from the A482. The property is within easy reach of Cardigan, Carmarthen and the Cardigan Bay Coast art Aberaeron, all within a 30 minute drive.

GENERAL DESCRIPTION

The placing of Alltgydr on the open market provides Prospective Purchasers with an opportunity of acquiring a delightfully positioned and diversely appealing country smallholding with many interesting qualities. The property has healthy prolific pastures which are chiefly gently sloping. In all some 12.744 acres or thereabouts.

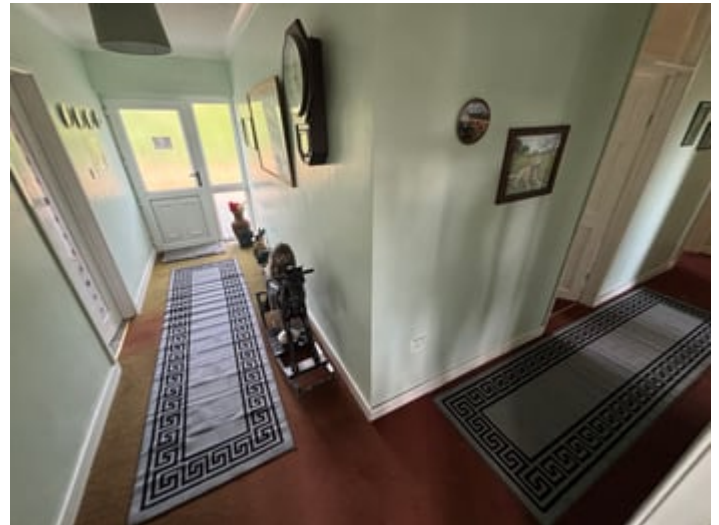
The accommodation provides Family sized accommodation which features a farmhouse kitchen/diner, large living room, 3 double bedrooms, Jack and Jill bathroom, utility room and a boot room. The outbuildings comprise of a 5,000 sq ft barn with two lean-to stables which would suit a number of alternative uses.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

HALLWAY

Accessed via a UPVC double glazed front entrance door.



LIVING ROOM

20' 9" x 13' 0" (6.32m x 3.96m). With 7'6" sliding patio doors, laminate flooring, open fireplace with tiled hearth, radiator.



LIVING ROOM (SECOND IMAGE)



KITCHEN/DINER

20' 8" x 12' 5" (6.30m x 3.78m). With ceramic tiled flooring, fitted floor and wall cupboards, 1 1/2 bowl enamelled sink, Leisure electric oven Range and extractor fan, plumbing for dishwasher, French doors to the garden, radiator.



KITCHEN/DINER (SECOND IMAGE)



UTILITY ROOM

12' 5" x 6' 9" (3.78m x 2.06m). With fitted floor cupboards, Belfast sink, plumbing for automatic washing machine, tiled flooring, radiator.



BOOT ROOM

12' 7" x 8' 1" (3.84m x 2.46m). With oil fired central heating boiler.



INNER HALL

With airing cupboard with night storage heater.

BEDROOM 1

12' 9" x 11' 5" (3.89m x 3.48m). With radiator.

**BEDROOM 2**

11' 5" x 13' 5" (3.48m x 4.09m). With radiator.

**BEDROOM 3**

13' 6" x 9' 9" (4.11m x 2.97m) . With radiator.

**JACK AND JILL BATHROOM**

With a low level flush w.c., panelled bath with shower over, pedestal wash hand basin, heated towel rail, electric heater fan.

**EXTERNALLY****PARKING AND DRIVEWAY**

A gravelled gated driveway with hard based farm and service yard.

GARDEN

A garden area to the front with patio area and lawns and enjoying far reaching views.



LARGE GENERAL PURPOSE OUTBUILDING

5,000 sq ft with water and electricity connected. Suiting a multitude of alternative uses, i.e., agricultural, commercial and rural enterprise.



LARGE GENERAL PURPOSE OUTBUILDING (SECOND IMAGE)



LEAN-TO WORKSHOP/STABLES

THE LAND

The land is divided into numerous sized enclosures being level to sloping in nature benefiting from adequate shelter and set in approximately 12.744 ACRES all of which having good gated access points and enjoying easy access from the general purpose outbuilding.



THE LAND (SECOND IMAGE)



THE LAND (THIRD IMAGE)



THE LAND (FOURTH IMAGE)**THE LAND (FIFTH IMAGE)****THE LAND (SIXTH IMAGE)****SHEEP HANDLING UNIT**

There also lies a Sheep handling unit located centrally within the land.

REAR OF PROPERTY**VIEW FROM PROPERTY****AGENT'S COMMENTS**

A rurally positioned country smallholding with breath taking views.

TENURE AND POSSESSION

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

COUNCIL TAX

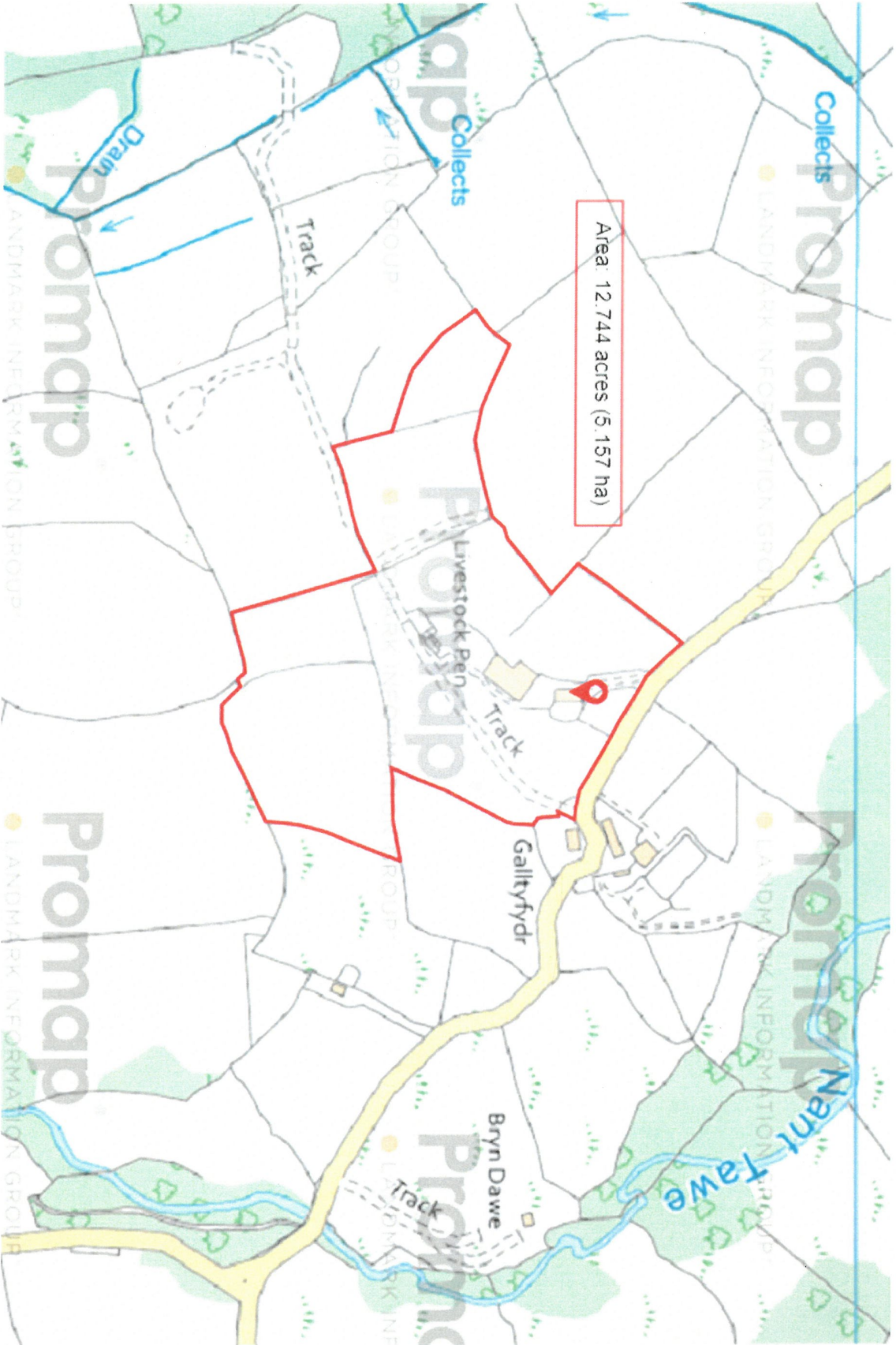
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'E'.

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 private water (spring fed supply), mains electricity, private drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



For Identification Purposes Only

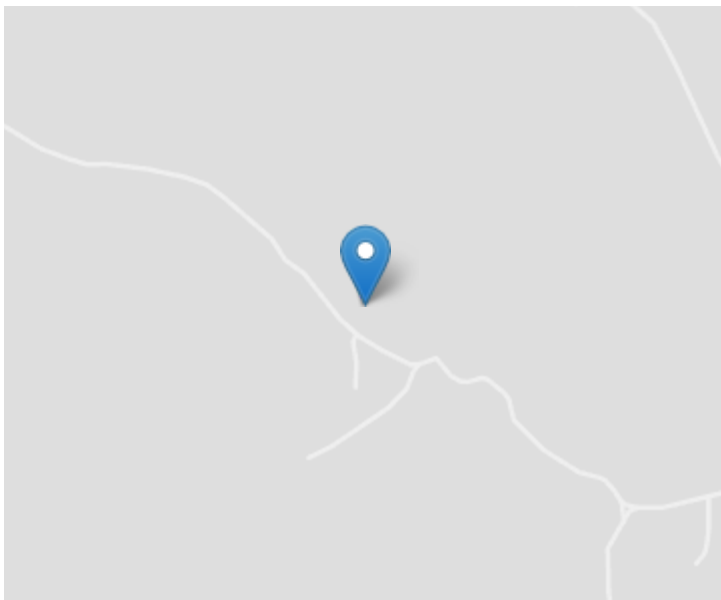
Directions

From Lampeter take the A482 road through Cwmann and continue to Tafarn Jem crossroads. Just before Tafarn Jem Public House turn right for Llansawel and Esgardawe. Proceed along the road towards Esgardawe. Once reaching Esgardawe Hamlet pass the Chapel on the right hand side and continue to the next fork turning right below the road. Continue for 100 yards bearing right at the bottom of the hill. Continue up the hill passing the first farm on the side of the road. Take the next gravelled entrance after approximately 100 metres on the left hand side to the property.

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
Very energy efficient - lower running costs			100
(92+) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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