

*A gloriously located farmhouse with self-contained studio annexe and 5 acres overlooking the Towy Valley and Dryslwyn Castle towards Paxtons Tower Nr. Carmarthen, West Wales*



Cilberllan, Dryslwyn, Carmarthen, Carmarthenshire. SA32 8RE.

£595,000

A/5356/AM

\*\*\* An exceptionally appealing beautifully situated country property \*\*\* Comprising of a fully renovated farmhouse with oil fired centrally heated accommodation \*\*\* With extensive grounds and delightful easily managed pasture land extended to 5.026 acres \*\*\*

\*\*\* A traditional farmhouse providing, porch, hall, ground floor bedroom/dining room, sitting room, kitchen, living room, utility room, bathroom, first floor, 2 further bedrooms, second shower room and wc. \*\*\* Externally there is an extensive tarmac yard, attractive gardens and healthy pastures \*\*\* There is also an annexe separate to the main house comprising Lounge, Kitchen, Shower Room and Double Bedroom \*\*\*

Enjoying a breathtaking position with elevated south facing site overlooking the Towy Valley with far reaching views towards Llyn-y-Fan, The Black Mountain and Dryslwyn Castle and Paxton's Tower. Just 7 miles from the market town of Llandeilo and 8 miles from the busy West Wales market town and shopping centre of Carmarthen. 1.5 miles off the A40 at Dryslwyn



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## General

An exceptionally appealing beautifully situated country property comprising of a fully renovated farmhouse renovated around 10 years ago offering characterful well presented oil fired centrally heated accommodation and having what can only be described as truly enviable position offered together with extensive grounds and delightful easily managed pasture land extended to 5.026 acres.

A traditional farmhouse providing, porch, hall, ground floor bedrooms/dining room, sitting room, kitchen, living room, utility room, bathroom, first floor, 2 bedrooms, second shower room and w.c. Externally there is an extensive tarmac yard, attractive gardens and healthy pastures.

Enjoying what can only be described as a breathtaking position with elevated south facing site overlooking the Towy Valley with far reaching views towards Llyn-y-Fan, The Black Mountain and Dryslwyn Castle and Paxton's Tower. Just 7 miles from the market town of Llandeilo and 8 miles from the busy West Wales market town and shopping centre of Carmarthen. 1.5 miles off the A40 at Dryslwyn.



## Ground Floor

### Storm Porch

With double glazed entrance door, quarry tiled floor.

## Reception Hall

Radiator, meter cupboard, understairs storage cupboard.



## Dining Room/Possible Bedroom 3

15' 4" x 9' 3" (4.67m x 2.82m) with stone feature wall and chimney breast with fireplace incorporating a Charnwood Log Burning Stove. Radiator.





### Sitting Room/Living Room



11' 7" x 15' 1" (3.53m x 4.60m) with an Inglenook style stone fireplace with open flue fire incorporating a multi fuel Charnwood Stove. Double panelled radiator.

### Farmhouse Kitchen/Breakfast room

26' 1" x 12' (7.95m x 3.66m) with pitch pine floor to breakfast area having 6ft French double glazed doors to secluded patio. A fitted contemporary style kitchen is provided, with fitted units on floor and eye level incorporating plumbing and space for dishwasher, single drainer sink unit. 4 ring electric hob, Stoves Fan Oven with Extractor fan over. Understairs cupboard. Limestone tiled floor.



### Second Reception Room



### Utility Room

11' 1" x 7' 4" (3.38m x 2.24m) with double glazed rear door and surround, half tiled fitted worktop with spaces beneath for fridge and plumbing for washing machine.



### Ground Floor Bathroom

10' 6" x 7' 5" (3.20m x 2.26m) with corner bath, pedestal wash hand basin, low level flush w.c., quarry tiled floor.

### First Floor

#### Landing

The first floor is approached by a timber staircase to a landing from the hallway.

#### Bedroom 1

14' 9" x 9' 2" (4.50m x 2.79m) with built in wardrobes and radiator.



## Bedroom 2



14' 8" x 10' 4" (4.47m x 3.15m) with a built-in wardrobes and radiator

## Shower Room

With corner shower cubicle with direct fed shower unit, access to insulated loft space, low level flush w.c., extractor fan and pedestal wash hand basin.

## THE ANNEXE

### Front Elevation



## Annexe Lounge



## Annexe Kitchen



## Annexe Shower Room



## Double Bedroom

Storage/Workshop to rear of Annex



### View over homestead to the South



### Externally

Tarmacadam drive, Pump House, steps down to attractive gardens which have delightful views, sheltered by hedging with flower borders.

The pasture lies to the rear of the property and is laid to two healthy paddocks adequate shelter and is capable of sustaining good stocking levels and establishing a small livestock enterprise if so desired.

In all a property that extends to 5.206 acres or thereabouts.

### The Land



### Views to the East



### Front of Property



### Views to South



## Patio and Front Garden



mortgage in principle papers if a mortgage is required.

## Services

Private water supply from own Spring source, mains electricity, private drainage to septic tank, oil fired central heating, combination boiler (double glazing) BT Telecom and Broadband.

## Rear Patio



## Tenure and Possession

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

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band - D?

## Agent's Comments

The placing of Cilberllan Farm on the open market provides the prospective Purchasers with a rare opportunity of acquiring a most enviably position and beautifully presented country property. The property shares its location with 2 converted barns.

The Farmhouse benefits characterful accommodation with oil fired central heating, full UPVC double-glazing and has delightful views over a wide panorama which is totally unspoilt and has a warm sunny South Facing position.

## 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

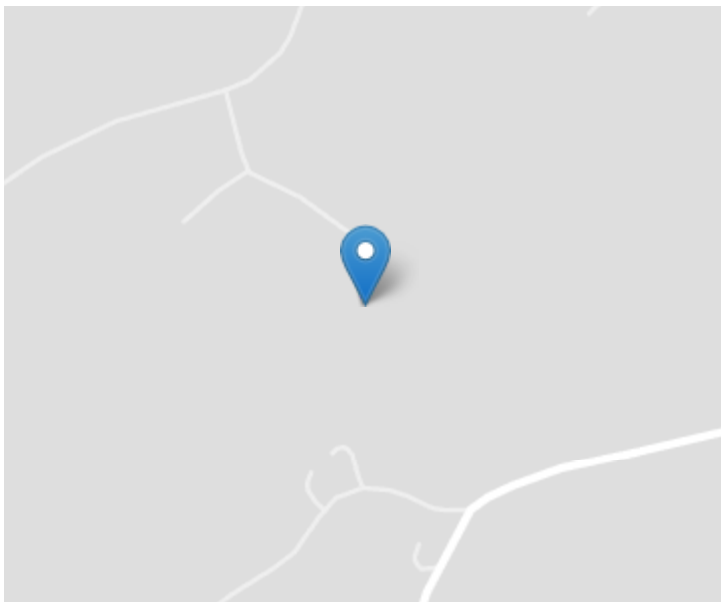
## Directions


From Llandeilo proceed towards Carmarthen along the A40 proceed through Broadoak to Dryslwyn turning right for Llanfynydd. Continue into the village of Dryslwyn passing the Church and over the bridge and passing the school on the right hand side. By the post box, turn left and continue for 1 mile passing a 'No Through Road' on the right and taking the next farm entrance on the left and continue to the end of the farm lane 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](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'.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>46</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

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

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