

A substantial and versatile country smallholding of approximately 6.413 acres with parkland style gardens and grazing paddocks. Near Llandysul, West Wales



Llwynteg, Penrhiwllan, Llandysul, Ceredigion. SA44 5NR.

£375,000

REF: A/5582/LD

*** A delightful and versatile 6.413 acre country smallholding *** 4 double bed roomed and 3 bathroomed accommodation
 *** Open plan kitchen/diner and conservatory *** A substantial home split over three floors *** LPG fired central heating
 and double glazing *** Offering comfortable Family living

*** Terraced mature gardens with a fantastic range of ornamental shrubs and trees *** Parkland style gardens with lawned
 walkways and Bluebell woods - Idyllic and peaceful *** Large fishing pond with a jetty *** Small wooded areas - Fruit tree
 orchard *** Two grazing paddocks with direct roadside access and hard core track *** Perfectly suiting Equestrian,
 Smallholders or for general conservation *** Detached garage and off street parking

*** Edge of Village location with popular Public House/Restaurant and Village Shop within walking distance *** 5 minute
 drive to Llandysul and a 10 minute drive to Newcastle Emlyn *** The perfect Family home - Contact us today to view



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CARMARTHEN
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LOCATION



The property is positioned on the side of the road leading from Horeb towards Penrhiwllan. Penrhiwllan offers a range of amenities including Shop, popular Public House/Restaurant, Village Hall, Garage and Building Merchants. The Teifi Valley Market Town of Llandysul with its comprehensive range of shopping and schooling facilities lies within a 5 minute drive. The property is within easy reach of the Cardigan Bay Coast with its several popular sandy beaches and just over half an hour's drive from the County Town and Administrative Centre of Carmarthen and the link road to the M4 Motorway.

GENERAL DESCRIPTION

A well positioned and substantial country smallholding with a 4 bedroomed, 3 bathroomed property split over three floors. The property benefits from LPG fired central heating and double glazing and offers comfortable Family living.

Externally lies the true beauty with its terraced garden area that leads down to beautiful parkland style paddocks with further grazing paddocks and a large fishing pond with jetty.

In all it enjoys a breath taking rural location yet being convenient at the edge of a popular Village. The property is the perfect country escape being idyllic and peaceful.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH

With entrance doors to either side.

KITCHEN

15' 8" x 12' 9" (4.78m x 3.89m). A Pine fitted kitchen with a range of wall and floor units with central island, 1 1/2 sink and drainer unit, integrated electric oven, 5 ring gas hob, LPG Rayburn Range running the cooking, heating and hot water systems, feature beamed ceiling.



DINING ROOM

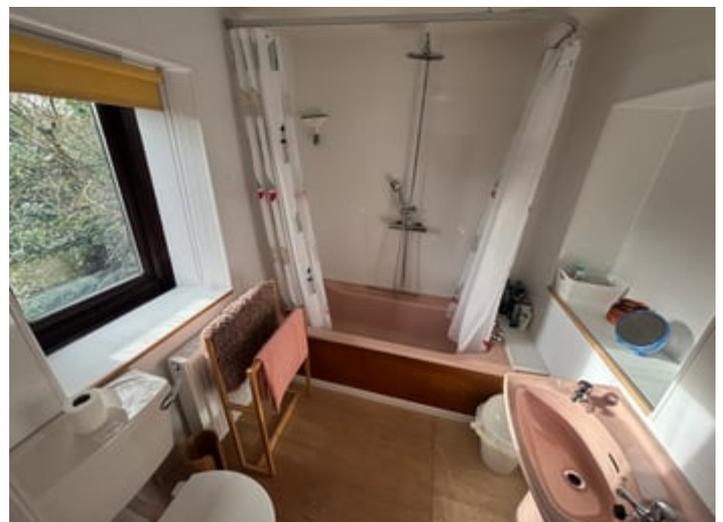
21' 4" x 6' 9" (6.50m x 2.06m). With radiator.

UTILITY ROOM

11' 4" x 6' 2" (3.45m x 1.88m). With a fitted sink unit, plumbing and space for automatic washing machine and tumble dryer.

GROUND FLOOR BATHROOM

A modernised 3 piece suite comprising of a panelled bath with central shower over, low level flush w.c., pedestal wash hand basin, radiator, aqua boarded walls.



CONSERVATORY

21' 6" x 7' 9" (6.55m x 2.36m). Enjoying delightful views over the garden, paddock and pond.

LIVING ROOM

25' 2" x 13' 8" (7.67m x 4.17m). Formerly being two separate reception rooms but now offering a large open plan Family room with a cast iron multi fuel stove to either end, part wooden flooring and part quarry tiled flooring, staircase to the first floor accommodation with understairs storage cupboard, trap door leading to the cellar room, two radiators beamed ceiling.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



GROUND FLOOR BEDROOM 4

13' 5" x 13' 3" (4.09m x 4.04m). With radiator.



SIDE PORCH

With UPVC entrance door.

EN-SUITE TO BEDROOM 4

12' 8" x 6' 9" (3.86m x 2.06m). Having a 4 piece suite comprising of a corner bath with shower over, low level flush w.c., pedestal wash hand basin, bidet, double aspect windows, radiator.



FIRST FLOOR

LANDING

Leading to

BEDROOM 1

23' 2" x 12' 0" (7.06m x 3.66m). Extended via a dormer with radiator.

**BEDROOM 1 (SECOND IMAGE)****BEDROOM 1 (THIRD IMAGE)****BEDROOM 2**

19' 1" x 8' 5" (5.82m x 2.57m). Extended via a dormer with radiator.

**INNER LANDING**

With wall airing cupboards with hot water cylinder and immersion.

BEDROOM 3

18' 9" x 12' 8" (5.71m x 3.86m). With double aspect windows, radiator.

**EN-SUITE TO BEDROOM 3**

A modern suite comprising of a shower cubicle, low level flush w.c., wash hand basin, radiator.

**LOWER GROUND FLOOR****CELLAR ROOM 1**

20' 2" x 14' 6" (6.15m x 4.42m). With limited head height.

BOOT ROOM

11' 4" x 4' 7" (3.45m x 1.40m).

CELLAR ROOM 2

21' 2" x 6' 6" (6.45m x 1.98m). Split into two rooms with wash hand basin. Perfectly suiting office space.

**EXTERNALLY****DETACHED GARAGE**

With off street parking to the front.



MATURE GARDEN

A mature terraced woodland garden. Directly to the rear of the property lies a terraced garden area with low stone walls and steps. It offers privacy with a fantastic range of mature shrubs, trees and flower beds along with a useful POTTING SHED.



MATURE GARDEN (SECOND IMAGE)



YOUNG WOODLAND

PARKLAND

From the woodland garden it leads onto a vast parkland style garden that is well kept during the Summer months offering beautiful walkways and paths throughout the paddocks with beautiful Bluebell woods and mature woodland. The garden leads onto the fishing pond with a jetty. This offers a breath taking backdrop to the property offering seclusion and privacy.



PARKLAND (SECOND IMAGE)



PARKLAND (THIRD IMAGE)



PARKLAND (FOURTH IMAGE)**GRAZING PADDOCKS**

There are two grazing paddocks being boundary fenced and having a good roadside access point and a hardcore track for ease of access. This perfectly suits Equestrian, Smallholders, mixed use, conservation or a fantastic habitat for local Wildlife.

**GRAZING PADDOCK (SECOND IMAGE)****GRAZING PADDOCK (THIRD IMAGE)****FRUIT TREE ORCHARD****REAR OF PROPERTY****AGENT'S COMMENTS**

A well positioned country smallholding with great opportunities.

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 Ceredigion 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

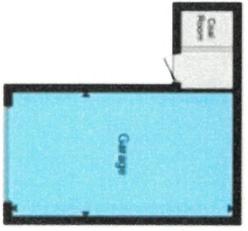
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, LPG gas fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



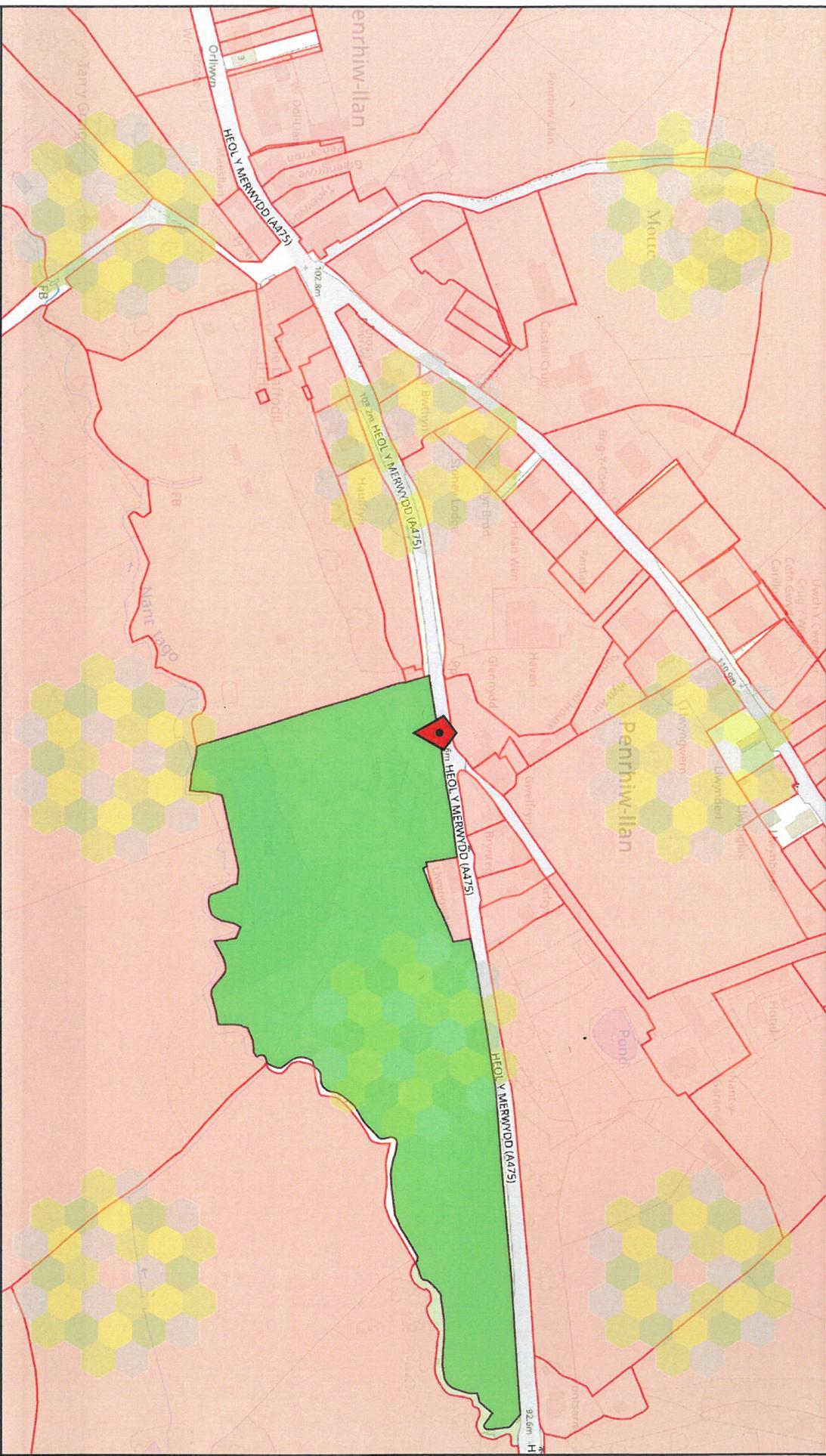
Ground Floor



First Floor



Outbuilding



0 10 20 30 40 50 60 70 80 100m

Map scale 1:2500

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Data last updated 10:00pm 09 JANUARY, 2026

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Garage. Off Street. Private.

Heating Sources: Double Glazing. Gas
Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: G (14)

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

Travelling North from the Market Town of Llandysul on the A486 Coast road, at the Village of Horeb turn left onto the A475 Newcastle Road. After 2 miles you will reach the Village of Penrhiwllan. Llwynteg will be located on your left hand side before reaching The Daffodil Gastro Pub.

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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	14	
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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