

Traditional Country Holding. 30 Acres or up to 70  
Acres in total. Beautiful Valley Setting amidst  
unspoilt rural countryside. 10 miles Cardigan Bay  
Coast - West Wales.

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& DAVIES**

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BRYNGWYN,  
PENRHIWLLAN,  
LLANDYSUL, CEREDIGION  
SA44 5NU

£630,000

REF:

Ref A/5049/DD



Image Caption

**BRYNGWYN,  
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LLANDYSUL,  
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SA44 5NU**

**£630,000**

**\*\*Teifi Valley\*\*Near Llandysul\*\*  
**\*\*A traditional Welsh Farm Homestead\*\*  
**\*\*3 Bed Farmhouse\*\*  
**\*\*Excellent range of Outbuildings\*\*  
**\*\*Sold with 30 Acres with option up to 70 Acres in total\*\***********

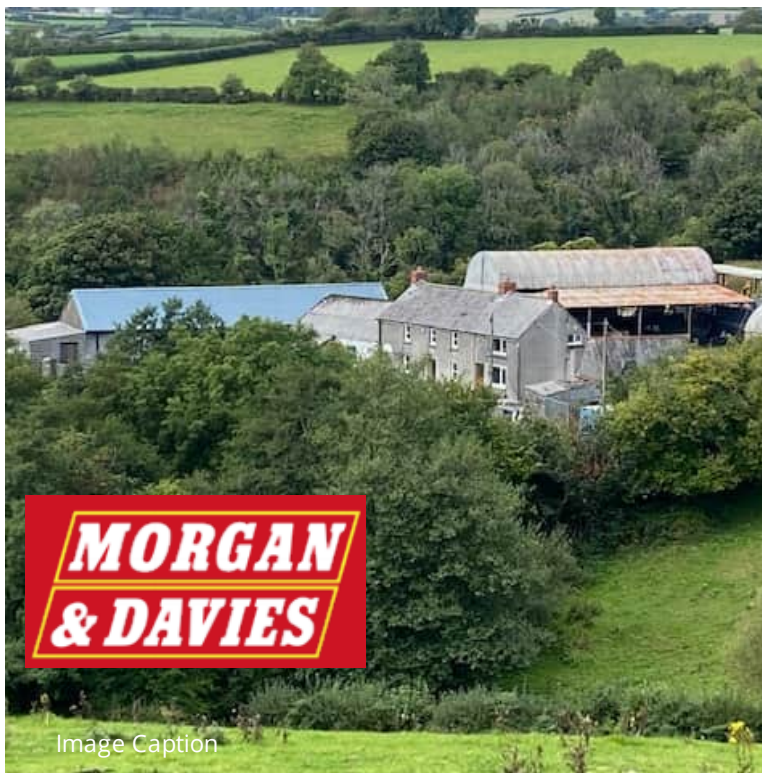


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**\*\*A traditional Welsh Farm Homestead offered with 30 Acres or thereabouts\*\*Or the Option of acquiring up to 70 Acres in total (made up of a further 2 Lots)\*\*Lovely secluded valley setting enjoying panoramic views\*\*Stone Built Farmhouse in need of cosmetic upgrading\*\*Stone Cow Shed\*\*Purpose Built Stables/Loose Boxes, Dutch Barns etc\*\*A mixture of grazing pastures and woodlands and approached via its own private driveway\*\*A Property of Immense Potential\*\***

Approached off a district road via a long private hard surfaced farm type drive leading down to the homestead. Close to the village communities of Croeslan and Penrhiwllan, between them offering a good range of village amenities including shops, post office, public house etc. The Teifi Valley town of Llandysul with its comprehensive range of shopping and schooling facilities lies within a 10 minute drive. Easy reach of the Cardigan Bay coast with its several popular sandy beaches and just over half an hours drive from Carmarthen and the link road to the M4 motorway. OS Grid 377/434.



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## GENERAL

The offering of Bryngwyn Farm on the market provides prospective purchasers with an opportunity of acquiring a lovely country smallholding or indeed a larger working farm.

The Farm currently extends to a total of 70 Acres or thereabouts. It has been divided for marketing as providing approximately 30 Acres with the Homestead with the option of a further 40 Acres divided into 2 lots.

The Homestead is in a valley setting, mainly traditional in nature. The Farmhouse has recently been the subject of installation of internal wall insulation and also a Air Source heating system and full upvc double glazing. It is in need of refurbishment and modernisation. Provides more particularly as follows -

## GROUND FLOOR

### Entrance Hall

### Reception Room

13' 8" x 12' 3" (4.17m x 3.73m) with central heating radiator, open fire place, front aspect window

### Sitting Room



14' 1" x 12' 0" (4.29m x 3.66m) with open fire place with tiled surround, front aspect window, under stair storage and central heating radiator

### Rear Living/Breakfast Room



16' 2" x 11' 6" (4.93m x 3.51m) with terrazzo tiled floor, front aspect window, solid fuel Rayburn cooking range. Built in cupboards to each side. Central heating radiator. Stable type front exterior door.



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## Rear Galley Kitchen



21' 9" x 7' 0" (6.63m x 2.13m) with a quarry tiled floor, stainless steel sink unit (h&c), fitted base cupboards with Formica work surfaces.

## Larder



With original slate salting slabs.

## Rear Porch

9' 0" x 5' 9" (2.74m x 1.75m) with quarry tiled floor, steps to half loft over.

## FIRST FLOOR

### Front Double Bedroom 1

14' 2" x 12' 0" (4.32m x 3.66m) with central heating radiator, front aspect window.

### Front Double Bedroom 2

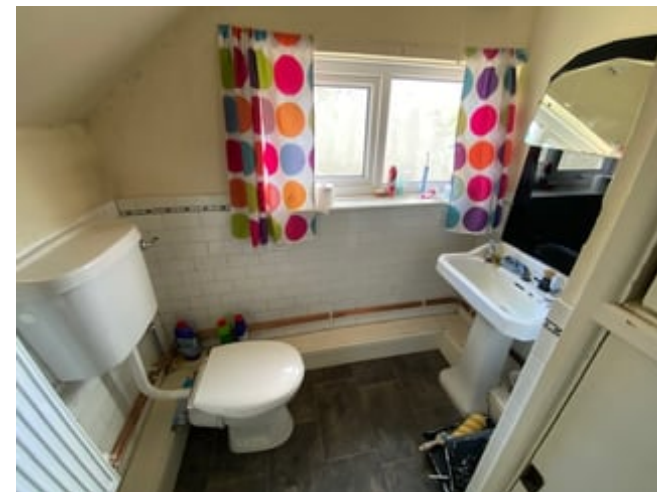


14' 5" x 12' 0" (4.39m x 3.66m) with central heating radiator, front aspect windows.

### Front Double Bedroom 3

13' 3" x 11' 0" (4.04m x 3.35m) with front aspect windows, central heating radiator.

## Bathroom



10' 2" x 6' 2" (3.10m x 1.88m) with a white suite providing bath, wash hand basin and toilet and built in airing cupboard.

## EXTERNALLY



Adjacent to the house is a stone built Former Cow Shed with lean-to brick built Former Dairy.



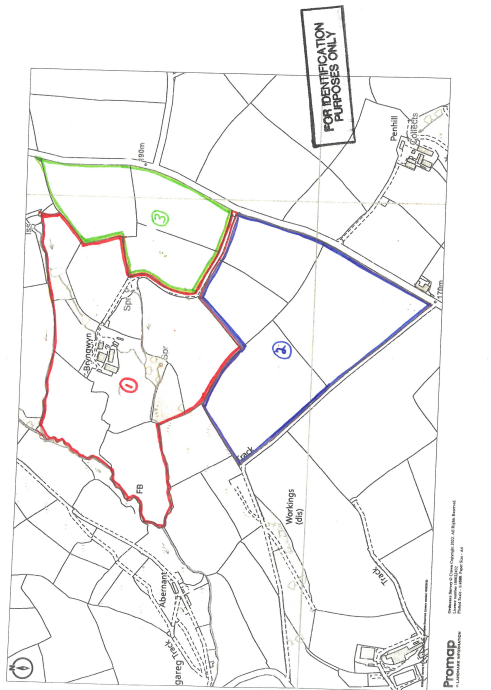
## Detached Block Built Stable Block/Cattle Housing



Divided into 5 boxes 18' x 16', 16' x 12', 16' x 12', 16' x 13' & 16' x 11' each with stable doors and water troughs.

Rear Lean To/Loose Cattle Shed .





Travelling on the main A486 North from Llandysul towards the coast proceed to the village of Croeslan. At Croeslan take the first left hand turning back towards Penrhiwllan. Proceed down this road for 1 mile and you will see the entrance to Bryngwyn Farm on the right hand side.

### Tenure

Freehold

### Services

Mains Electricity, Private Spring Water Supply.  
Private Drainage. Air Source Heating System.  
Council Tax Band - E.

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

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