

Regulated by:



Since 1989

A traditional, beautifully refurbished farmhouse, set in extensive grounds. Near Carmarthen, West Wales



Delfryn, Gwyddgrug, Pencader, Carmarthenshire. SA39 9AX.

R/3353/LD

£375,000

***A traditional, beautifully refurbished farmhouse *** Tastefully presented whilst retaining fantastic character features *** Original bread ovens and quarry tiled floors *** Well proportioned 3 bed roomed accommodation perfectly suiting a family home *** Modern high end kitchen and bathrooms *** Newly decorated with dual fuel heating and UPVC sash windows and good broadband speeds *** Set in extensive grounds with level lawned areas and a walled garden *** Potential annexe/office/studio within the outbuilding s.t.c. *** Former farmyard setting with shared drive and access *** Large yard giving ample parking *** Former barn on site *** Glorious country views over the Teify Valley and surrounding countryside *** Extensive grounds giving the opportunity of creating a wonderful garden *** 2 fenced off areas, suitable for keeping poultry and dogs ***

*** Edge of village position 2 miles from the popular village of Pencader *** A short drive to the county town of Carmarthen with excellent facilities *** Country home in a convenient position *** Spacious inside and out *** What are you waiting for - view today *** Contact the sole selling Agent ***

LOCATION

Conveniently located adjoining the A485 Lampeter to Carmarthen road in the village community of Gwyddgrug, being some 10 miles north of the County Town and administrative centre of Carmarthen. 2 miles from Pencader, with Primary School, Shops, Places of Worship and 5 miles south of Llanybydder and approximately 10 miles south of the University town of Lampeter.

GENERAL

Delfryn is a beautifully refurbished and traditional former farmhouse, set in a farmyard position and enjoying a shared private access driveway.

The property has undergone refurbishment in recent times and although whilst retaining many of its original character and charm, but only enhanced by everyday modern conveniences. The property perfectly suits a family home with 3 bedroomed accommodation and extensive grounds.

It enjoys convenient and picturesque settings and far reaching views over the surrounding countryside.

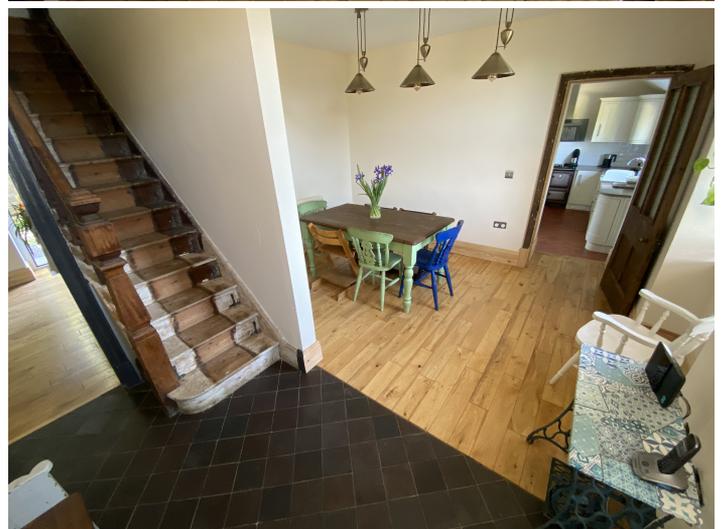
The garden offers a blank canvas and offers potential to create your very own garden, along with the original walled garden and to the rear enclosed areas that perfectly suit poultry or dogs.

The property benefits from dual fuel central heating, UPVC sash windows and good broadband speeds. The property in particular offers the following :-



DINING ROOM

14' 9" x 12' 3" (4.50m x 3.73m) open plan adjoining the hallway with a composite, half glazed front entrance door with part solid Oak flooring and part quarry tiled. Original staircase to the first floor accommodation. Pillared radiator.



KITCHEN



13' 9" x 11' 2" (4.19m x 3.40m) A stunning modern kitchen with stylish 'Shaker Style' kitchen with a range of wall and floor units with composite worktops over. Belfast sink and mixer tap. Integrated 'Neff' oven and electric hob with extractor hood over. Oil fired Rayburn Range running the hot water and domestic systems. Original quarry tiled flooring. Integrated dishwasher and recycling store. Integrated fridge/freezer. Rear entrance door. Picture window enjoying views over the surrounding countryside.

LIVING ROOM

20' 3" x 13' 8" (6.17m x 4.17m) with a stunning family room formerly being 2 separate reception rooms, but now enhanced to offer the most perfect family room. Boasting 2 fireplaces, one of which being an impressive stone open fireplace, with a large multifuel cast iron stove on a slate hearth. Solid Oak flooring, 2 x pillared radiators. TV point, triple aspect windows. UPVC rear composite door.



UTILITY ROOM

9' 0" x 7' 6" (2.74m x 2.29m) with 'Shaker style' fitted units with range of floor and wall units with worksurfaces over. Stainless steel 1.5 bowl sink and drainer unit. Plumbing and space for washing machine and tumble drier. Red and black quarry tiled flooring. Double aspect window over the rear and side.



FIRST FLOOR

GALLERIED LANDING



With access to loft space via drop down ladder.

BATHROOM

With stylish suite with walk in corner shower cubicle and drying area. Panelled bath, low level flush w.c., vanity unit and wash basin. Chrome heated towel rail. Marbled tiled flooring.



REAR BEDROOM 3

11' 3" x 9' 9" (3.43m x 2.97m) with radiator. Double aspect windows. Airing cupboard housing the thermal store hot water cylinder.



FRONT BEDROOM 2

11' 4" x 9' 8" (3.45m x 2.95m) with radiator. Strip timber floors and double aspect windows with fantastic views over the surrounding Teify Valley.



BEDROOM 1

14' 4" x 11' 11" (4.37m x 3.63m) with double aspect windows with fantastic views. Pillared radiator.



EXTERNALLY

OFFICE/STUDIO

15' 2" x 13' 5" (4.62m x 4.09m) with a separate low level flush w.c., wash hand basin. This particular building does offer itself nicely as an office, studio or annexe s.t.c.



WOOD STORE/COAL STORE

GARDEN

The property enjoys an extensive garden area currently a blank canvas, but could offer great potential for a cottage garden or a perfect outdoor family space.



YARD



WALLED KITCHEN GARDEN

Located to the side of the property is this mature walled kitchen garden area, with a greenhouse. 2 raised beds, established Apple

and other fruit trees.



REAR GARDEN



Two fenced off areas suitable for poultry keeping and/or dogs.

SPECIAL NOTE

Please note that access to the property is accessed via a shared driveway to Delfryn Farmhouse, the former barn and land (which are not included within this sale).

AGENT'S COMMENTS

Here lies a beautifully refurbished traditional farmhouse in a glorious semi rural position.

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

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, dual

fuel central heating with Rayburn and multi fuel stove. UPVC sash windows throughout, integrated mains smoke and heat alarms plus carbon monoxide alarms fitted. Telephone subject to B.T. transfer regulations, good Broadband speeds available.

Directions

From Lampeter take the A485 south and continue through the village of Llanybydder, Llanllwni and New Inn. On entering the village of Gwyddgrug, the property will be located on the left 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

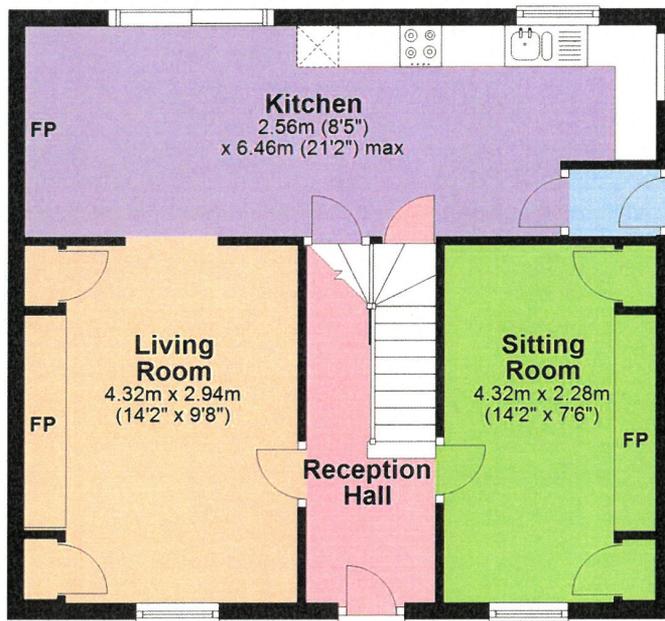
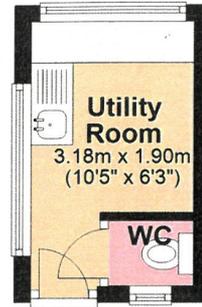
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			97
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Ground Floor

Approx. 59.5 sq. metres (640.1 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.5 sq. feet)



Total area: approx. 112.8 sq. metres (1213.6 sq. feet)

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

Wern View, Cwmann, Lampeter