

Regulated by:



**RICS**



Since 1989

*A traditional 4 bedroomed detached country residence with adjoining former forge and well kept gardens. Near Pencader, Carmarthen, West Wales*



**Glenydd, Gwyddgrug, Pencader, Carmarthenshire. SA39 9AX.**

**REF: R/3710/LD**

**£249,950**

\*\*\* No onward chain \*\*\* A traditional and period country residence \*\*\* Deceptive 4 bedroomed Family proportioned accommodation \*\*\* Oil fired central heating, double glazing and Broadband available \*\*\* An adjoining former forge/workshop offering potential conversion (subject to consent)

\*\*\* Formal garden areas - Well kept and maintained \*\*\* Established vegetable garden - Being private and not overlooked \*\*\* Tarmacadamed gated driveway with ample parking \*\*\* Former Pig sty/garden store

\*\*\* Adjoining the A485 Lampeter to Carmarthen road - Very convenient \*\*\* On a regular Bus route \*\*\* Spectacular views over the surrounding countryside and Teifi Valley \*\*\* A Family home worthy of early viewing \*\*\* Located beside the A485 road giving good access to the Towns of Carmarthen and the Market Towns of Lampeter, Llandysul and Llanybydder



## LOCATION

Well positioned adjoining the A485 Lampeter to Carmarthen roadway in the rural Community of Gwyddgrug enjoying far reaching views and within easy travelling distance to the Town of Lampeter, to the North, Llandysul and Newcastle Emlyn, to the West, and Carmarthen, to the South, with direct access to the M4 Motorway and National Rail Networks.

## GENERAL DESCRIPTION

Here we have on offer a delightful and sought after Family residence providing comfortable 4 bedroomed accommodation. The property adjoins the A485, being convenient to the nearby Market and County Town of Carmarthen.

Externally it sits on a generous plot with well maintained rear and side garden area with established vegetable beds and formal garden area, all of which being private and not overlooked, and having good access via a gated driveway.

To the side of the property lies an adjoining former forge/workshop that could offer itself nicely for conversion into further Family accommodation or an annexe (subject to consent).

The property is worthy of early viewing. It enjoys fantastic views over the Teifi Valley and currently consists of the following.

## FRONT PORCH

Leading to



## FRONT PORCH (SECOND IMAGE)





## RECEPTION HALL

With staircase to the first floor accommodation, radiator, meter cupboards.



## LIVING ROOM

13' 3" x 11' 4" (4.04m x 3.45m). With modern tiled fireplace housing the Rayburn open fireplace, two radiators, double aspect windows, tiled flooring.



## LIVING ROOM (SECOND IMAGE)



## SNUG

12' 0" x 7' 0" (3.66m x 2.13m). With radiator, views over the rear garden.



## KITCHEN

21' 4" x 9' 4" (6.50m x 2.84m). A cottage style fitted kitchen with wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, eye level electric oven, 4 ring LPG hob with extractor hood over, plumbing and space for automatic washing machine and tumble dryer, space for under counter fridge, window over the rear garden, pleasant dining area.



## KITCHEN (SECOND IMAGE)



## DINING AREA



## REAR PORCH/BOOT ROOM

## FIRST FLOOR

## LANDING

With access to the loft space.



## FAMILY BATHROOM

Having a 3 piece suite comprising of a panelled bath with Triton shower over, low level flush w.c., pedestal wash hand basin, radiator, airing cupboard housing the hot water cylinder.



## FAMILY BATHROOM (SECOND IMAGE)



## VIEW FROM BATHROOM





### VIEW FROM BATHROOM AND REAR BEDROOM 3



### REAR BEDROOM 3

10' 0" x 7' 7" (3.05m x 2.31m). With radiator, views over the rear garden.



### VIEW FROM BEDROOM 3



### PRINCIPAL BEDROOM 1

13' 4" x 10' 0" (4.06m x 3.05m). With radiator, double aspect windows with fine views to the front of the Teifi Valley.



### PRINCIPAL BEDROOM 1 (SECOND IMAGE)



### FRONT BEDROOM 4

6' 4" x 6' 0" (1.93m x 1.83m).





## FRONT BEDROOM 2

12' 9" x 9' 4" (3.89m x 2.84m). With radiator.



## VIEWS FROM BEDROOM 1, 2 AND 4



## EXTERNALLY

## ADJOINING FORMER FORGE

This offers a great conversion opportunity to extend the Family home and offer a fabulous open plan kitchen area (subject to consent).



## ADJOINING FORMER FORGE - MAIN WORKSHOP



## ADJOINING FORMER FORGE - UTILITY AREA



## ADJOINING FORMER FORGE - UTILITY AREA (SECOND IMAGE)



## UTILITY ROOM

16' 7" x 8' 0" (5.05m x 2.44m). With Red and Black quarry tiled flooring, Belfast sink and Worcester oil fired central heating boiler.



## WORKSHOP AREA

20' 7" x 16' 7" (6.27m x 5.05m). With a mezzanine floor to either side, concrete flooring, electricity connected, up and over door giving direct access onto the A485.

## W.C.

With low level flush w.c.

## LOG STORE

## LEAN-TO GREENHOUSE

14' 0" x 5' 0" (4.27m x 1.52m). Adjoining the main dwelling and of UPVC construction with raised beds.



## LEAN-TO GREENHOUSE (SECOND IMAGE)



## FORMER PIG STY

10' 0" x 4' 6" (3.05m x 1.37m). Of stone and slate construction with mezzanine loft over. Again offering a great opportunity or an option for a garden store or conversion (subject to consent).





## PARKING AND DRIVEWAY

A gated tarmacadamed driveway with ample parking and turning space. Additionally there is a small parking area to the front of the property.



## FORMAL GARDEN AREA

Directly to the rear of the property lies a well kept and maintained formal garden area laid to manicured level lawned areas with a circular patio enjoying a South facing position. Ideal for those late night Summer evenings.



## FORMAL GARDEN AREA (SECOND IMAGE)



## VEGETABLE GARDEN

A vegetable garden is located to the side of the property with established beds being well stocked and providing self sufficiency to the current Owner. To the side also lies a herbaceous border with a delightful Lilac tree.



## VEGETABLE GARDEN (SECOND IMAGE)





VEGETABLE GARDEN (THIRD IMAGE)



SUNRISE



VEGETABLE GARDEN (FOURTH IMAGE)



DURING THE SNOW



SUNSET



STREET VIEW





## REAR OF PROPERTY



## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

## COUNCIL TAX

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

## Services

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

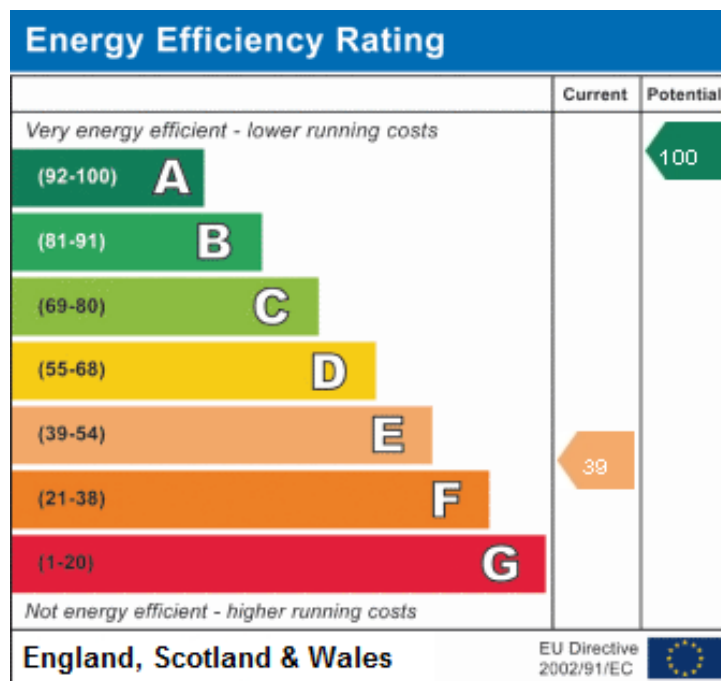
## Directions

From Lampeter take the A485 South through Llanybydder, through Llanllwni, and via New Inn to Gwyddgrug. Once reaching Gwyddgrug the property will be found just before the former Post Office and Shop on the left hand side.

**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 properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

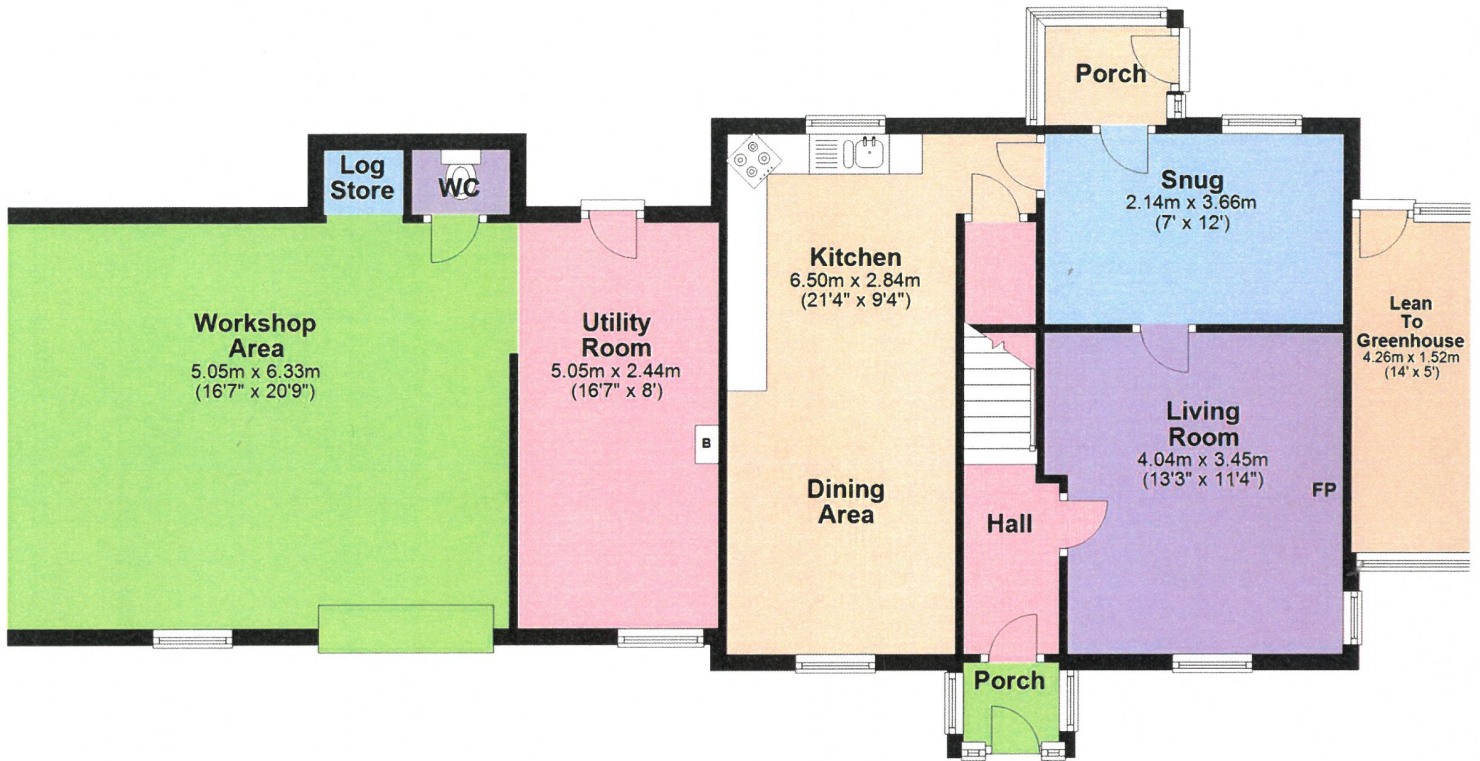
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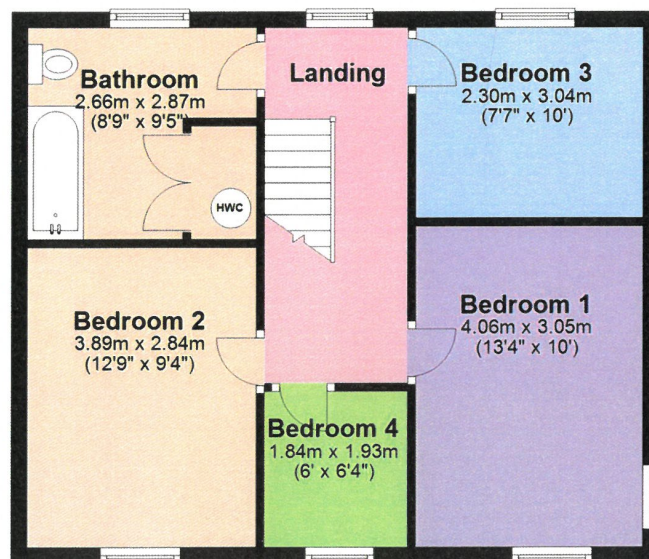
## Ground Floor

Approx. 101.7 sq. metres (1094.3 sq. feet)



## First Floor

Approx. 51.3 sq. metres (551.7 sq. feet)



Total area: approx. 152.9 sq. metres (1646.0 sq. feet)

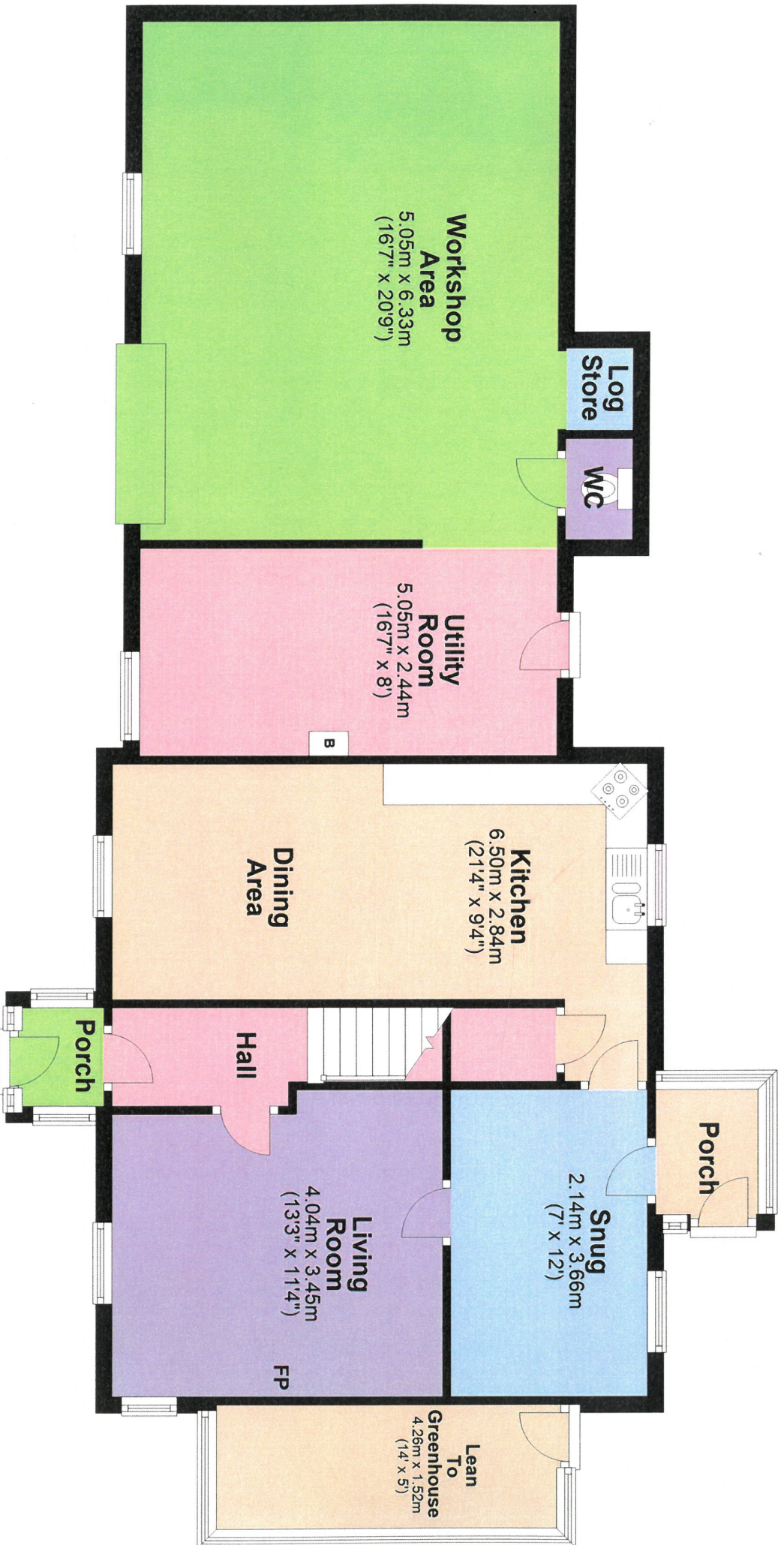
The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Glenydd, Gwyddrug, PENCADER**



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