

An exciting lifestyle opportunity with a refurbished 4 bedroomed farmhouse, annexe, paddocks, all extending to approximately 3 acres. Cynghordy, near Llandovery, West Wales



Nantgaredig, Cynghordy, Llandovery, Carmarthenshire. SA20 0LR.

£649,950

REF: A/5318/LD

*** A fantastic lifestyle property *** Prepare to be impressed - A country smallholding like no other *** An impressive recently refurbished and nicely presented 4 bedroomed farmhouse with ample ground floor living accommodation - Stunning and modern kitchen and bathroom suites *** Annexe/holiday let - 1 bedroom, modern kitchen and bathroom

*** Set within approximately 3 acres with the 'River View Summer Time Glamping Site' *** Three 6 metre Bell Tents *** Barn housing the kitchen and games room *** Chemical toilets and shower facilities *** Land dissected by the Afon Bran with fishing rights

*** Enjoying a convenient rural position within the popular Village Community of Cynghordy *** A short 10 minute drive to the popular Market Town of Llandovery at the foothills of the Brecon Beacons *** Within easy access to the A483 *** A short walk to the Heart of Wales Train Line at Cynghordy Train Station



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LOCATION

The placing of Nantgaredig on the open market provides Prospective Purchasers with an opportunity of acquiring an impressive refurbished farmhouse that provides the perfect country getaway. It is located in an area of considerable desirability close to the Breconshire and Carmarthenshire borders, an area of outstanding natural beauty. Sugar Loaf Mountain also lies within close proximity.

The main amenities of the area are offered within the Market Town of Llandovery which is famous for its Llandovery College School and is located within the Towy Valley with Rhandirmwyn and Llyn Brianne Dam located some 6 miles to the North. The Cardigan Bay Coastline and Carmarthen are both within a 25 minute drive with the M4 intersection at Pont Abraham/Crosshands within similar travelling distance.

GENERAL DESCRIPTION

An impressive country/lifestyle opportunity. Morgan & Davies are proud to offer for sale this charming recently refurbished farmhouse offering comfortable 4 bedrooomed accommodation along with a modern kitchen and bathroom suites. The property has retained many of its original character features yet embracing modern everyday living.

Externally it sits nicely within its own grounds and lying adjacent to the property is the 3 acre paddock. The land has currently been utilised as a camp site with three 6 metre bell tents, chemical toilets and shower facilities but it could offer itself nicely to be re-introduced for Pony paddock or Animal keeping. The land also offers a delightful fruit tree orchard and a Chicken run.

A particular feature of the property is that it has been dissected by the Afon Bran with fishing rights. The land is split to either side of the river with a small bridge and good gated access.

To the side of the property lies the former garage that has now been renovated to offer a 1 bedrooomed annexe and offers great income capabilities.

Therefore in all an exciting lifestyle opportunity with great possibilities in a stunning rural location in the North Carmarthenshire hillside.

FRONT OF PROPERTY



THE ACCOMMODATION

The accommodation at present offers more particularly the following.

CONSERVATORY

17' 6" x 9' 5" (5.33m x 2.87m). Of timber and block construction with laminate flooring, radiator.



LIVING ROOM

16' 8" x 16' 9" (5.08m x 5.11m). With a part vaulted ceiling with original exposed 'A' framed beams, cast iron multi fuel stove on a raised hearth, laminate flooring, staircase leading to the fourth bedroom.



LIVING ROOM (SECOND IMAGE)



DINING ROOM

17' 1" x 8' 11" (5.21m x 2.72m). With limestone flooring, radiator.



SITTING ROOM

16' 9" x 13' 9" (5.11m x 4.19m). With limestone flooring, open fireplace with an oak beam, Bespoke open tread staircase with steel surround, radiator.



KITCHEN

28' 9" x 6' 6" (8.76m x 1.98m). A Designer fitted kitchen with a range of floor units, stainless steel Belfast sink with flexi mixer tap, 5 ring LPG hob with extractor fan over, integrated eye level oven, microwave and dishwasher, space for upright fridge and freezer, breakfast bar.



KITCHEN (SECOND IMAGE)



INNER HALLWAY

With radiator, stable style entrance door.

W.C.

With low level flush w.c., contemporary vanity unit with wash hand basin, radiator.



FIRST FLOOR

LANDING

With built-in mirrored wardrobes.

BEDROOM 3

16' 8" x 8' 10" (5.08m x 2.69m). With double aspect windows, radiator.



BEDROOM 2

13' 6" x 12' 4" (4.11m x 3.76m). With two windows to the front, radiator, access to the loft space.

**BEDROOM 1**

12' 7" x 10' 0" (3.84m x 3.05m). With radiator, enjoying views over the rear garden and the surrounding countryside.

**BATHROOM**

18' 2" x 7' 0" (5.54m x 2.13m). A modern 4 piece suite comprising of a free standing bath, walk-in shower facility, two chrome heated towel rails, four drawer vanity unit with wash hand basin, access to the loft space, extractor fan.

**BEDROOM 4**

16' 6" x 7' 2" (5.03m x 2.18m). With staircase leading from the Living Room, electric wall mounted radiator, Velux roof window.

**REAR OF PROPERTY**

THE ANNEXE (FORMER GARAGE)



ANNEXE KITCHEN

16' 11" x 7' 8" (5.16m x 2.34m). A fitted kitchenette with a range of wall and floor units, stainless steel sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, stable style entrance door.



ANNEXE LIVING AREA/BEDROOM

12' 11" x 9' 2" (3.94m x 2.79m). With radiator, separate entrance door.



ANNEXE LIVING AREA/BEDROOM (SECOND IMAGE)



ANNEXE EN-SUITE

7' 1" x 5' 8" (2.16m x 1.73m). A modern 3 piece suite comprising of a walk-in shower cubicle, low level flush w.c., wall mounted vanity unit with a wash hand basin, heated towel rail, extractor fan.



EXTERNALLY

GARDEN SHED

SHELTER/YARD/PARKING AREA

Located to the rear of the Annex and having gated roadside access point.

GARDEN

To the rear of the property lies an enclosed garden area laid to lawn with gravelled patio areas. The garden is ideal for Family use, being private and not overlooked, having mature hedge row and all enclosed within the homestead.



GARDEN (SECOND IMAGE)



PARKING AND DRIVEWAY

Adjacent to the property lies the hard standing parking area with good access and offers ample parking to the farmhouse, Annexe and also the land/camp site.

THE LAND

In all the property extends to approximately 3 ACRES with delightful river frontage with amenity woodland which is separated from the cottage by a minor country road. The land is planted with a range of fruit trees, including Apples and Pears, along with Raspberry, Blackcurrant and Blueberry bushes.

A particular feature of the land is the Afon Bran dissecting the land where the current Vendors of the property benefit from fishing rights.

The land is split to either side of the river. It is adjoined by a small wooden bridge and also gated access from the minor country road.



THE LAND (SECOND IMAGE)



AFON BRAN

**RIVER VIEW SUMMER TIME GLAMPING SITE**

The current Vendors run a successful Glamping Site with three 6 metre bell tents offering high end holiday/glamping accommodation which also benefits from four chemical toilets and shower facilities along with an outdoor seating and entertaining areas.

**GLAMPING SITE (SECOND IMAGE)****GLAMPING SITE (THIRD IMAGE)****THE BARN**

24' 0" x 24' 0" (7.32m x 7.32m). Currently housing the kitchenette and games roof.

**LEAN-TO STORE SHED**

12' 0" x 12' 0" (3.66m x 3.66m). Providing storage for the camping facilities.

ORCHARD

With a range of Apple and Pear trees along with Raspberry bushes.

CHICKEN RUN

PLEASE NOTE

The current Vendors provide a successful Glamping Site but the land could also be re-introduced for the purpose of Animal keeping or as a Pony paddock. The barn could easily be re-utilised for that purpose and therefore could suit a range of Buyers. It enjoys a rural position but with good road and train links.

AGENT'S COMMENTS

An exciting lifestyle opportunity. A smallholding offering diverse and versatile appeal and would suit a range of Buyers.

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 Carmarthenshire 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, private drainage, oil fired central heating, single glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Directions

On leaving Llandovery head on the main A483 roadway heading towards Cynghordy. On entering the Village of Cynghordy turn left beside the Chapel and continue on this road and the property will be the first property on your 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

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'.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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