

*A particularly convenient and extremely desirable 50.76 acre farm, just 0.5 miles from Llandovery, Carmarthenshire in the Towy Valley, West Wales*



Dan Y Deri, Llandovery, Carmarthenshire. SA20 0TT.

**£880,000**

**A/5195/AM**

Guide Price:

\*\*\* Well presented, detached 3 bedroomed bungalow built in the 1980s \*\*\* Located in the heart of the Towy Valley within close proximity to the A483 and A40 trunk roads \*\*\* Within 0.5 mile level walking distance from the market town of Llandovery with wide range of facilities \*\*\* Well situated and conveniently positioned small farm of some 50.759 acres or thereabouts \*\*\* Oil fired central heating \*\*\* Double glazing \*\*\* Useful range of farm buildings set away from the residence within its own yard area \*\*\* Healthy prolific meadowland \*\*\* Parcel of woodland, excellent grazing pastures all within ring fence \*\*\* An ideal residential holding in a sought after location \*\*\* Easy commuting distance of regional centres \*\*\*

In total 50.759 acres or thereabouts.

Freehold for sale by Private Treaty



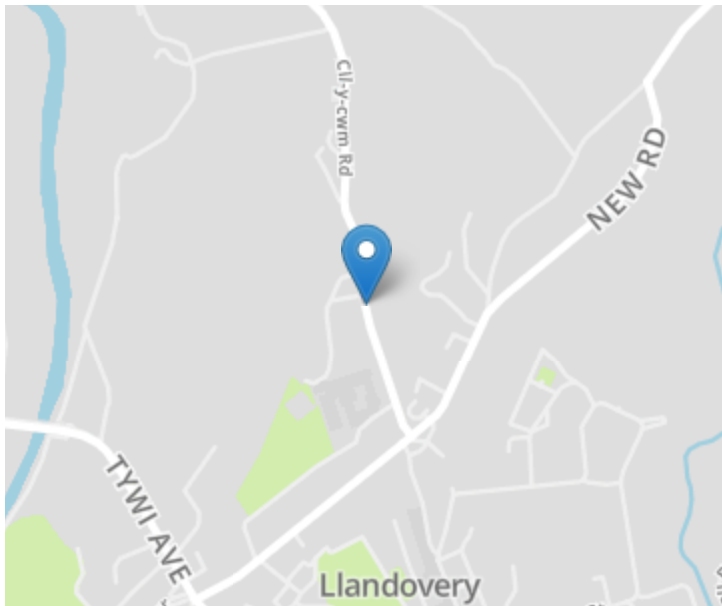
**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk



## GENERAL



Dan y Deri is a well situated residential holding in the heart of the Teifi Valley offering a wide range of potential uses including equestrian and potentially commercial enterprises, with a quality detached, traditionally built bungalow, built in the 1980s. There is a good range of general purpose buildings, currently agricultural, but suiting potentially alternative use ( subject to consent ) and healthy, prolific pastures, meadowland, woodland and grazing areas, all with a ringed fence and having convenient roadside accessibility.

The property is offered for sale after many years of family ownership and now provides a unique opportunity for the discerning purchaser to create a convenient and attractive residential/agri property. The dwelling is well maintained, offers oil fired central heating and UPVC double glazing, and provides spacious family proportioned accommodation which divides more particularly as follows:-

## RECEPTION HALL



Accessed via recessed entrance porch and front entry door. Parquet flooring and radiator.

## LOUNGE



23' 8" x 13' 11" (7.21m x 4.24m) with stone fireplace with Mahogany mantel and side shelves. Oil stove incorporated by Efel . Two radiators. Windows to wide and front.

## DINING ROOM



15' 4" x 14' 6" (4.67m x 4.42m) with brick fireplace incorporating oil stove on raised concrete hearth. 2 radiators.

## KITCHEN/BREAKFAST ROOM



13' 6" x 9' 1" (4.11m x 2.77m) accessed via archway, fitted with floor and wall units incorporating 1.5 bowl sink unit, built in fridge/freezer, 4 ring ceramic hob. Fan oven and extractor fan over. Radiator. Built in airing cupboard housing copper cylinder with immersion heater.

## UTILITY ROOM

9' 4" x 7' 2" (2.84m x 2.18m) with plumbing and space for washing machine and dishwasher. Rear entry door. Access to insulated loft area above.

## INNER HALL

Accessed from the reception hall gives access to the additional accommodation.

## FAMILY BATHROOM



8' 6" x 5' 5" (2.59m x 1.65m) recently refurbished, with panelled bath, pedestal wash hand basin. Low level flush w.c., Corner shower cubicle with electric shower. Heated towel rail and tiled walls and floor.

## SEPARATE CLOAKROOM

With low level flush w.c. and wash hand basin.

## BEDROOM 1



12' 2" x 11' 5" (3.71m x 3.48m) with radiator and built in mirror fronted wardrobes.

## BEDROOM 2



14' 5" x 10' 10" (4.39m x 3.30m) with radiator.

## BEDROOM 3



11' 0" x 10' 7" (3.35m x 3.23m) with radiator.

## EXTERNALLY

### GARDEN AND GROUNDS

The property has a walled forecourt frontage with double cattle grid in and out entrance and spacious tarmac drive and parking area for numerous vehicles to the fore.

There are a number of established flower and shrubbery beds with attractive views enjoyed from the front. To the rear is a further enclosed garden area with a patio, an aluminium greenhouse (8' x 8') . external oil boiler to the side (2016) , concrete paths.

## DOUBLE GARAGE/WORKSHOP

Located to the front drive is an open double garage workshop (28' 3 x 19'4)

To the rear of this lie 2 further workshops, (20'x 15'6).

## RANGE OF FARM BUILDINGS

These are offset from the main dwelling house comprise as follows:-

### INTERIOR OF OUTBUILDING



### THE YARD



### DUTCH BARN

45' 9" x 18' 0" (13.94m x 5.49m) General purpose barn, of steel framed construction, concrete floor and corrugated iron roof and sides.

### LOOSE CATTLE SHED

60' 0" x 14' 6" (18.29m x 4.42m) to the rear.

### OPEN FRONTED SHEEP SHED

37' 6" x 33' 8" (11.43m x 10.26m)

There are also sheep pens, a dog kennel and lean-to tractor

## FRONT OF PROPERTY



## REAR OF PROPERTY



## REAR GARDEN



## THE LAND

A particular feature and rare commodity with this property due to its particularly well located position, close to the market town of Llandovery is its extensive nature offering some 50 acres or thereabouts of quality pastureland including some 7 acres of native deciduous Oak and mature woodland. The land comprises of low lying inherently productive pastures, divided into a number of convenient enclosures with access and frontage to the Cilycwm road, a council maintained highway.

There is good drainage, shelter and natural water supplied to the land, which is served via its own internal track which runs through the woodland to the upper pastures which are healthy, prolific grazing land providing additional sheltered enclosures all of which are well fenced for modern farming methods.

Currently, the farm is utilised as a livestock rearing enterprise, but equally, could be adapted for alternative use subject to the appropriate consents being obtained such a equestrian, or leisure/conservation enterprises or commercial use.

The property has extensive road frontage, is within level walking distance of the town of Llandovery and is extremely appealing over a wide range of alternative uses.

## MEADOWS AT REAR



## LAND TO SOUTH EAST



## TENURE AND POSSESSION


We are informed the property is of Freehold Tenure for sale by Private Treaty and will be vacant on completion.

## Council Tax Band:

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

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage to septic tank, oil fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



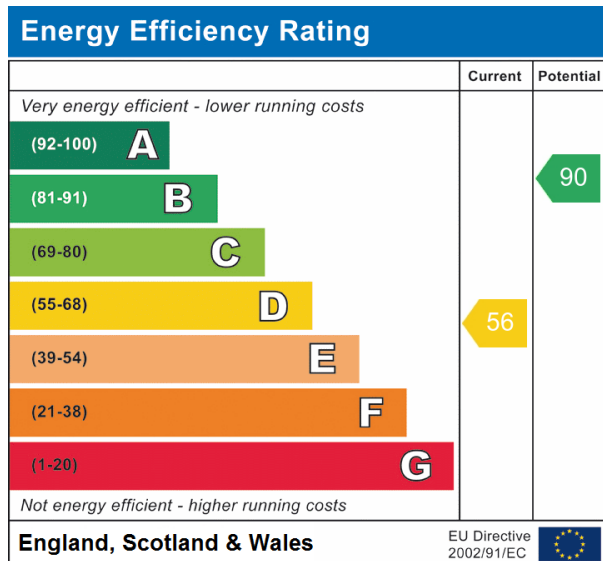


### Directions

From Llandovery, take the road towards Llynbrianne and Rhandirmwyn, passing the former School and Leisure Centre on the left, and proceed under the railway bridge. Continue for approx 1/2 mile and the property will be seen set off the road on the right 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](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.



For further information or to arrange a viewing on this beautiful property, contact us:

**Lampeter**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623  
E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)  
<http://www.morgananddavies.co.uk>

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