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**RICS**



Since 1989

*A pleasantly positioned residential smallholding in the heart of the Teifi Valley overlooking famous Pencarreg Lake and extending to 2.7 acres. Near Lampeter, West Wales*



**Tanyfron, Pencarreg, Llanybydder, Carmarthenshire. SA40 9QQ.**

**REF: A/4826/AM**

**£319,950**

\*\*\* A most pleasant residential smallholding of 2.7 acres \*\*\* With a recently refurbished 3 bedroomed farmhouse

\*\*\* Useful yard with outbuilding/workshop \*\*\* Plus space for further erection of buildings, if so desired

\*\*\* Healthy productive pasture \*\*\* All set in a convenient location overlooking the famous Pencarreg Lake and the unspoilt region of the Teifi Valley

## LOCATION

Pencarreg is a scattered rural Hamlet just 1 mile from the Market Town of Llanbydder set in the heart of the Teifi Valley. The property is conveniently set off the A485 Lampeter to Carmarthen road and lies just 3 miles from the University Town of Lampeter, with its wide range of facilities, including the University of Wales Trinity Saint David Campus. The Ceredigion Heritage Coastline lies within just a 15 minutes drive.

## GENERAL DESCRIPTION

The placing of Tanyfron on the open market provides Prospective Purchasers with an opportunity of acquiring a very attractive conveniently positioned recently re-modelled smallholding. The farmhouse has the benefit of high quality accommodation which benefits from double glazing and oil fired central heating and has recently undergone a refurbishment programme.

The property benefits from extensive yardage which has facilities and availability for construction of further outbuildings to compliment the existing workshop that lies adjacent to the farmhouse and has potential to be incorporated to provide additional accommodation thereto, if so desired (subject to consent).

The accommodation is Family proportioned and provides more particularly as follows:-

## FAMILY SIZED KITCHEN/DINER

14' 2" x 13' 7" (4.32m x 4.14m). Via half glazed rear entrance door, with a range of fitted floor and wall units, exposed beam ceiling, ceramic tiled floor, Diplomat stainless steel fan oven, 4 ring Bosch hob and extractor fan oven, 1 1/2 bowl sink unit, Free Bird oil fired central heating boiler, fitted fridge/freezer, understairs cupboard, double panelled radiator.



## SITTING ROOM

14' 2" x 12' 2" (4.32m x 3.71m). With recessed brick fireplace with tiled hearth, exposed beamed ceiling, radiator.





## LIVING ROOM

15' 10" x 14' 2" (4.83m x 4.32m). With a stone feature fireplace with slate hearth, exposed beams, double panelled radiator, staircase to the first floor accommodation.



## LIVING ROOM (SECOND ANGLE)



## FIRST FLOOR

### GALLERIED LANDING

With built-in linen cupboard.



## BEDROOM 1

14' 2" x 8' 8" (4.32m x 2.64m). With built-in wardrobes, radiator.



## BEDROOM 2

12' 11" x 6' 2" (3.94m x 1.88m). With built-in wardrobes, radiator.



## BEDROOM 3

14' 3" x 10' 7" (4.34m x 3.23m). With radiator, built-in airing cupboard with electric immersion heater and copper cylinder.





## BATHROOM

With Victorian bath, vanity wash hand basin, radiator and cover, low level flush w.c., tiled shower cubicle with electric shower unit, built-in toiletries cabinet, Velux roof window.



## EXTERNALLY

### YARD AREA

The property has a galvanised gated entrance to the yard which sweeps around to the rear and provides adequate space for parking, turning and the creation of a garden and amenity space.



### OUTBUILDING

19' 0" x 15' 5" (5.79m x 4.70m). Adjacent to the dwelling there is an outbuilding which provides for further conversion potential to the dwelling and accommodation, if so desired. This is built of stone with a corrugated iron roof at present with water and electricity connected and plumbing for washing machine.

## PADDOCK AREA

To the rear is a gravelled drive to a higher yard area that overlooks the Teifi Valley. This in turn is gated to the pasture paddock which is gently sloping at the rear of the property and has superb views over the surrounding unspoilt countryside of the middle reaches of the Teifi Valley. This is an unusually rare opportunity of acquiring a conveniently positioned property with super rural views and land which provides considerable potential as a smallholding. In total extending to some 2.7 ACRES or thereabouts.



## SETTING OF PROPERTY





## FRONT OF PROPERTY



## REAR OF PROPERTY AND VIEWS



## VIEWS OVER TEIFI VALLEY AND PENCARREG LAKE



## Services

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

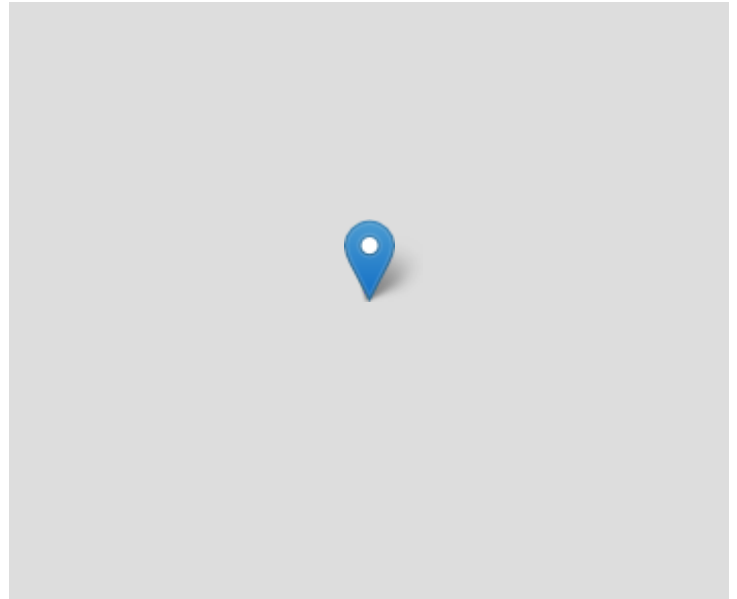
## Directions

From Lampeter take the A485 road South towards Llanybydder via Cwmann. On reaching the Village of Pencarreg the property will be seen on the left hand side, overlooking Pencarreg Lake, just off the highway.


**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'.

To keep up to date please visit our Facebook and Instagram Pages

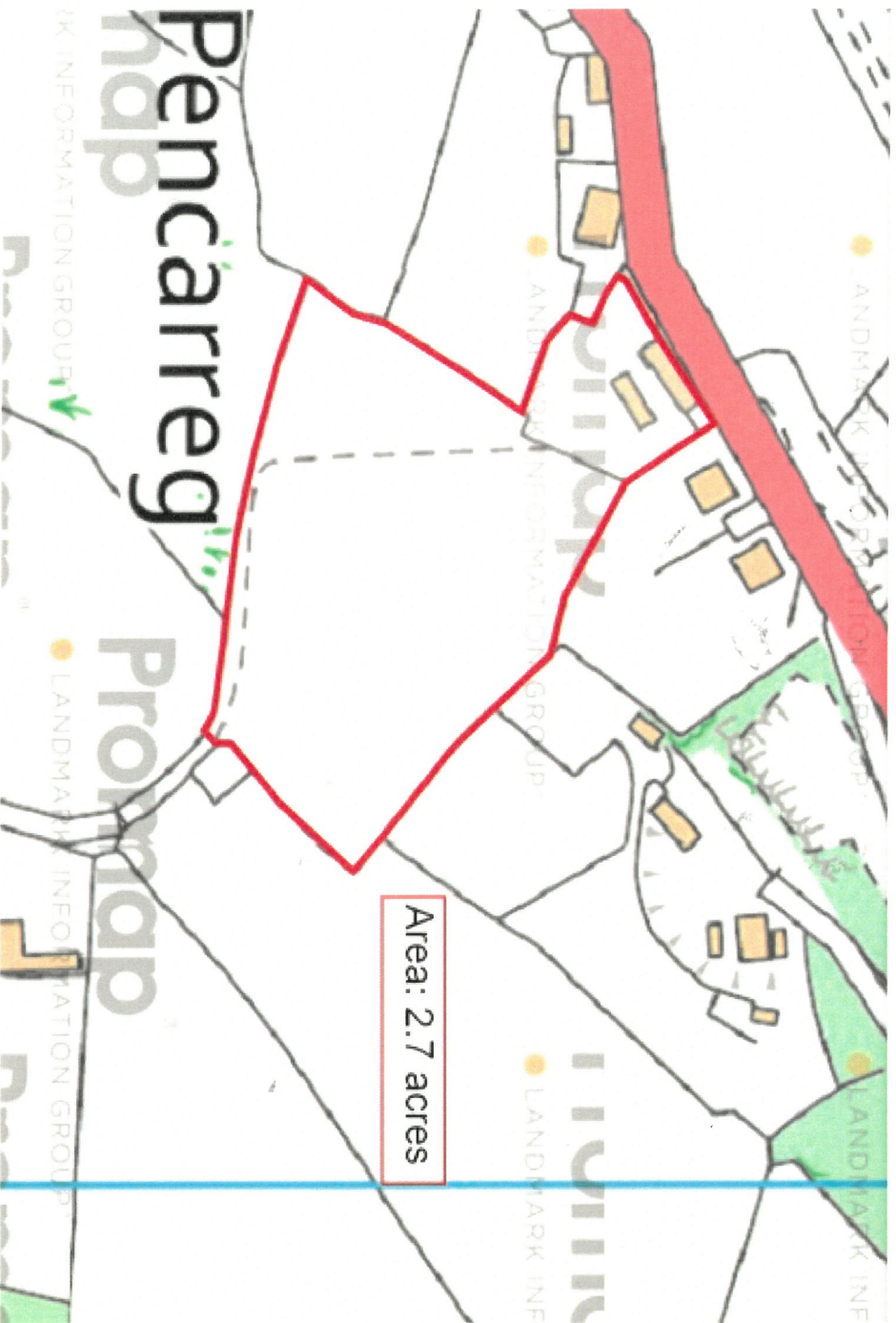


## Energy Efficiency Rating

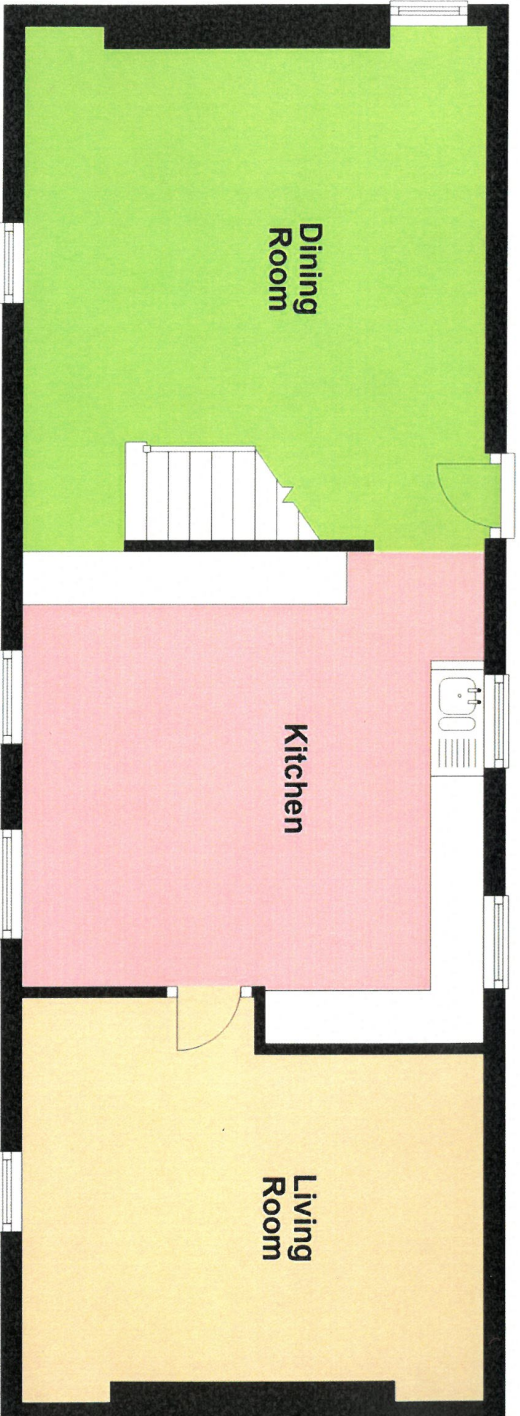
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



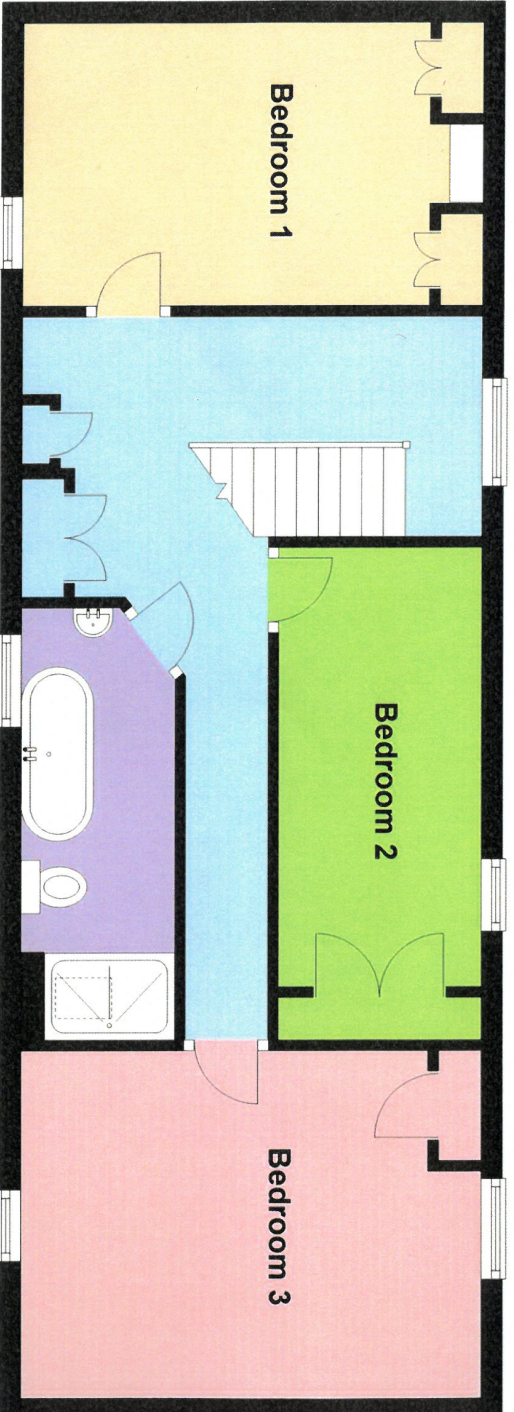
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**Ground Floor**



**First Floor**



For illustration purposes only, floor-plan not to scale and measurements are approximate