

*An impressive and substantial country residence set in its own land of approximately 9.9 acres.
Caio, North Carmarthenshire, West Wales*



Llwynderi, Caio, Llanwrda, Carmarthenshire. SA19 8PN.

£650,000

REF: A/5481/LD

*** No onward chain *** An impressive and substantial country residence set in its own land of approximately 9.9 acres ***
Well proportioned 5 bedroomed, 2 bathroomed accommodation *** Fine rural location within the North Carmarthenshire hill territory

*** Useful detached garage/workshop with loft over *** Gated gravelled driveway with ample parking and turning space ***
Well kept lawned gardens *** Picturesque views to the front and rear *** The land is split into numerous enclosures and being slopping in nature with woodland boundaries

*** The property is subject to an Agricultural Occupancy Restriction - Further information available via the Sole Selling Agents
*** A short drive to Llandovery, Lampeter and Llandeilo *** Rural but not remote



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LOCATION



Positioned on the outskirts of Caio which is a historic rural Village centred on its magnificent Church set amongst the unspoilt area of North Carmarthenshire between Llandovery and Lampeter. The University Town of Lampeter lies 9 miles distant with the Market Town of Llandovery within 8 miles. The A482 Lampeter to Llanwrda road is within 1.5 miles. Caio offers a popular Public Inn/Restaurant and serves a large rural hinterland.

GENERAL DESCRIPTION



A superior country residence set in its own land of approximately 9.9 acres. Llwynderi offers potential Purchasers an opportunity to acquire a substantial 5 bedroomed, 2 bathroomed detached residence set in a fine rural location with fantastic views. It benefits from oil fired central heating, double glazing and good Broadband connectivity.

To the side of the property lies a detached garage/workshop with two electric roller shutter doors and a loft over. It is set in its own nicely presented grounds with a gated driveway with ample parking.

The land is level in sloping to nature and is split into various enclosures and bordered by the woodland.

Please note the property is subject to an Agricultural Occupancy Restriction with further information available from the Sole Selling Agents.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door with side glazed panel, staircase to the first floor accommodation with understairs storage cupboard, laminate flooring, two radiators, office space to the rear.



RECEPTION HALL (SECOND IMAGE)



LIVING ROOM

25' 8" x 12' 10" (7.82m x 3.91m). With double aspect windows, patio doors leading out to the rear garden, two radiators, an impressive brick fireplace with a large cast iron multi fuel stove on a slate hearth.



LIVING ROOM (SECOND IMAGE)



KITCHEN/DINER

22' 5" x 9' 8" (6.83m x 2.95m). Being 'L' shaped, a fitted farmhouse style kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, integrated oven, 4 ring hob with fitted extractor fan over, oil fired Rayburn Range over, tiled flooring.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



DINING AREA

With two radiators, feature beamed ceiling, tiled flooring.



UTILITY ROOM

11' 6" x 10' 0" (3.51m x 3.05m). Being 'L' shaped, with fitted units with stainless steel sink and drainer unit, plumbing and space for automatic washing machine, radiator, UPVC half glazed rear entrance door.



FIRST FLOOR

GALLERIED LANDING

With double door airing cupboard housing the hot water cylinder and immersion and shelving, two radiators, windows to the front and rear.



REAR BEDROOM 4

12' 8" x 7' 6" (3.86m x 2.29m). With built-in wardrobes with radiator, enjoying fine views over its own land to the rear.



FRONT BEDROOM 1

12' 10" x 12' 8" (3.91m x 3.86m). With radiator, enjoying fine views to the front over the Afon Dulais, built-in wardrobes with radiator.



EN-SUITE TO BEDROOM 1

8' 8" x 4' 3" (2.64m x 1.30m). Having a modern 3 piece suite comprising of a walk-in shower facility, low level flush w.c., pedestal wash hand basin, extractor fan, radiator.



INNER LANDING

With access to the loft space.

BATHROOM

6' 10" x 8' 1" (2.08m x 2.46m). Having a 4 piece suite comprising of a low level flush w.c., pedestal wash hand basin, bidet, panelled bath, extractor fan, radiator.



FRONT BEDROOM 5

9' 8" x 9' 3" (2.95m x 2.82m). With radiator, With radiator, enjoying fine views over the Afon Dulais and surrounding countryside.



REAR BEDROOM 3

11' 8" x 7' 7" (3.56m x 2.31m). With radiator, enjoying fine views over its own land.



FRONT BEDROOM 2

11' 10" x 11' 8" (3.61m x 3.56m). With radiator, enjoying fine views over its own land.



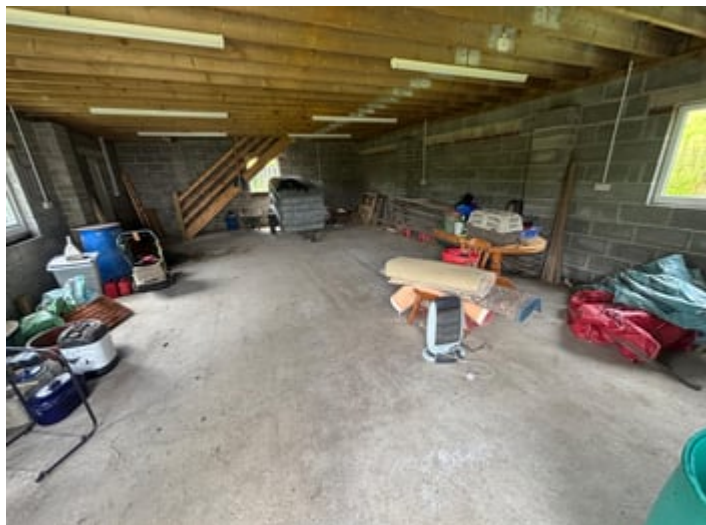
EXTERNALLY

DETACHED GARAGE/WORKSHOP

22' 5" x 34' 4" (6.83m x 10.46m). OF cavity wall construction with electricity connected and two electric roller shutter doors.



GARAGE/WORKSHOP (SECOND IMAGE)



LOFT ROOM OVER

22' 5" x 34' 4" (6.83m x 10.46m). Offering itself as storage, studio, hobby room, etc.

PLEASE NOTE

This building offers potential for conversion (subject to consent).

GARDEN

The property enjoys a prominent and imposing position within this fine rural location and enjoys an extensive lawned garden area that enjoys mature hedge boundaries. The garden is well maintained and offers great potential, be it as a Family home or for those wanting a vegetable fruit growing garden.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



THE LAND

The property in total extends to approximately 9.9 ACRES and the land is located to the side and rear of the property. It is level to sloping in nature, having roadside gated access and being boundary fenced. It enjoys a woodland boundary. The land perfectly suits general Animal grazing.



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



PARKING AND DRIVEWAY

Gated gravelled driveway with ample parking and turning space



FRONT OF PROPERTY



REAR OF PROPERTY



AERIAL VIEW



RURAL SETTING



AGRICULTURAL OCCUPANCY RESTRICTION

The property is subject to an Agricultural Limitation which restricts its occupancy to those employed or last employed or a Widow of such connected with agriculture, forestry or quarrying.

AGENT'S COMMENTS

An impressive country property in a fine rural location.

TENURE AND POSSESSION

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

COUNCIL TAX

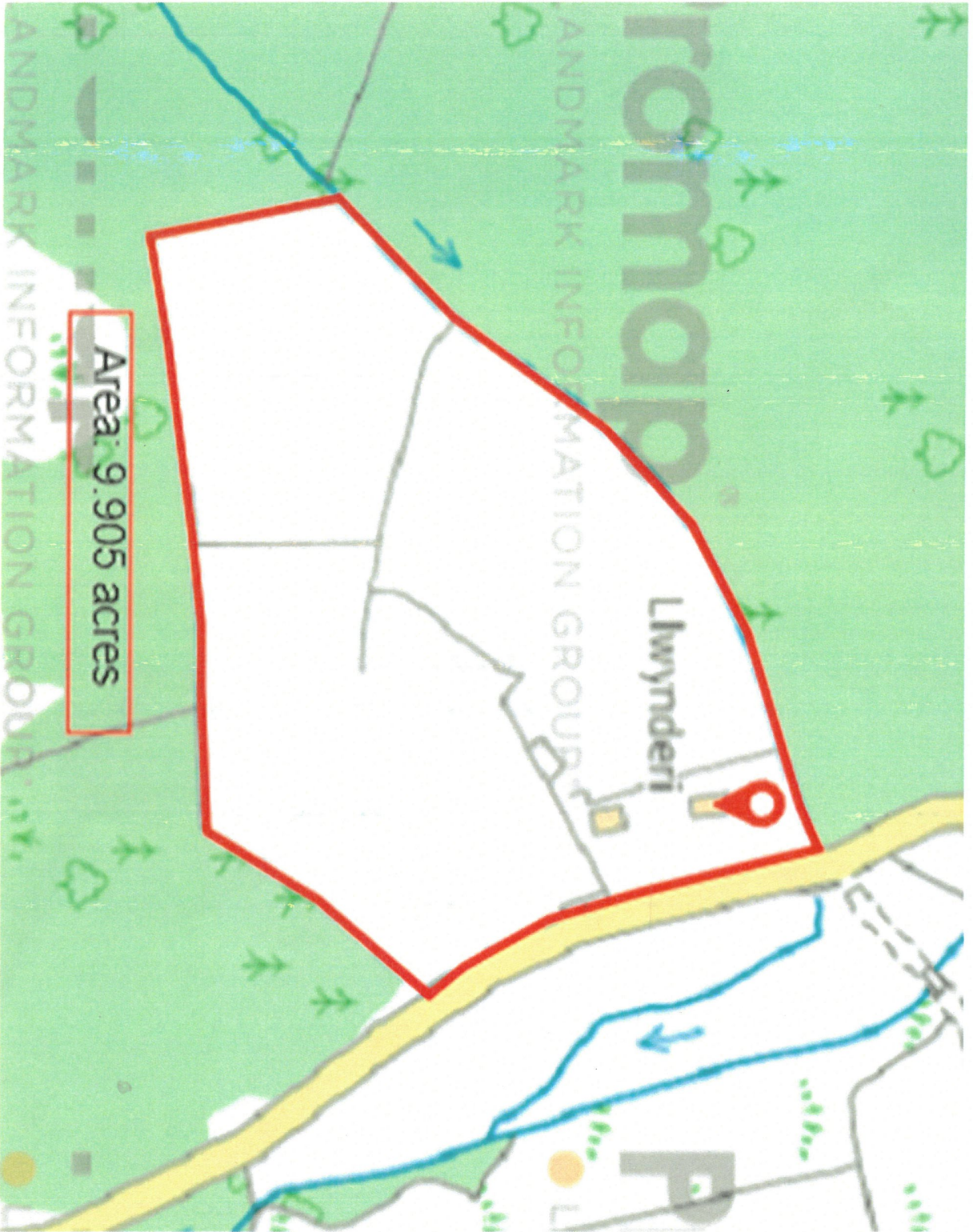
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'F'.

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

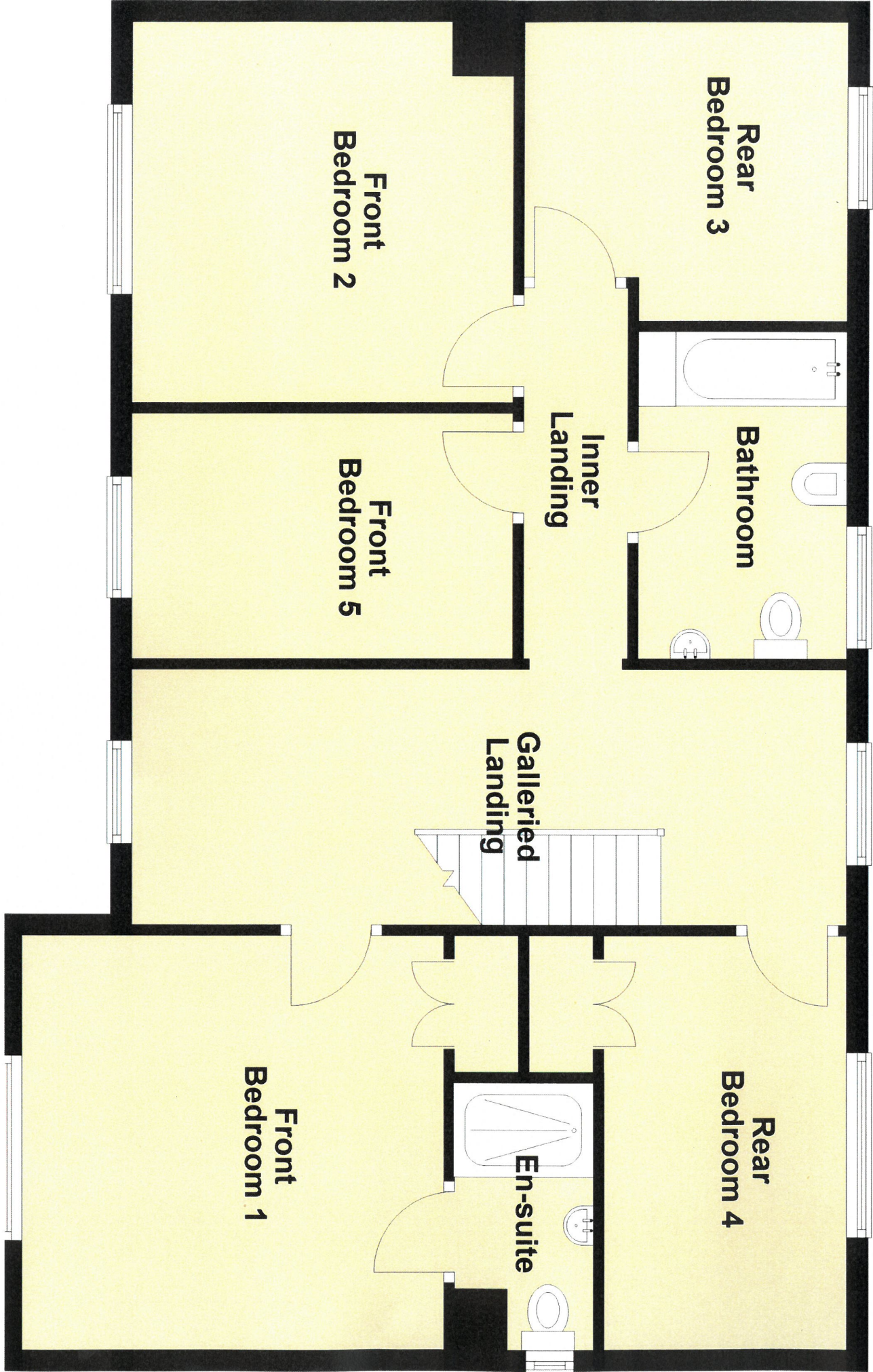
We are informed by the current Vendors that the property benefits from private water, mains electricity, private drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



Ground Floor



First Floor



Council Tax: Band F

N/A

Parking Types: None.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Private Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (51)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

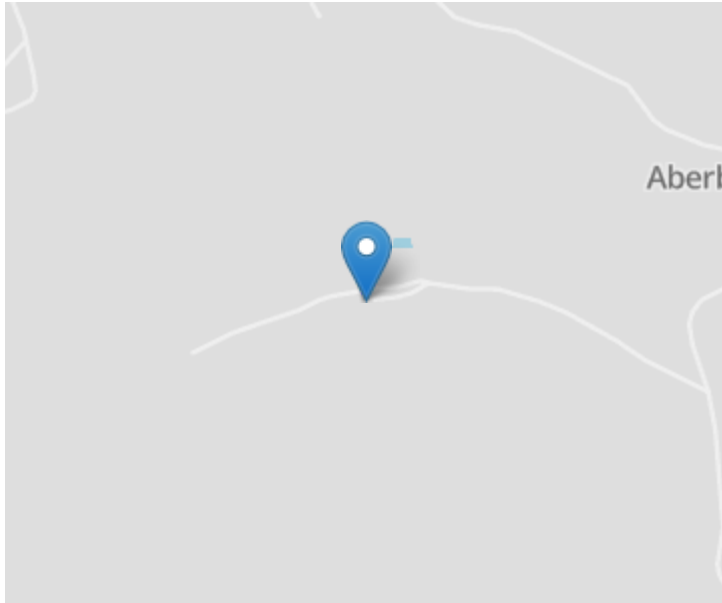
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves?
No

The existence of any public or private right of way? No



Directions

what3words will point you to where the properties lies on the map - judges.village.parked


From Lampeter take the A482 road towards Llanwrda. Continue for approximately 8 miles through Harford and Pumpsaint. After passing the former Bridgend Inn Public House head for Llandovery. After 1.5 miles turn left for Porthyrhyd. Continue taking the first left hand turning. Continue on this road for a mile passing the mill on your right hand side. The property will be located thereafter on your left hand side,

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'.

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		70
Not energy efficient - higher running costs		
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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