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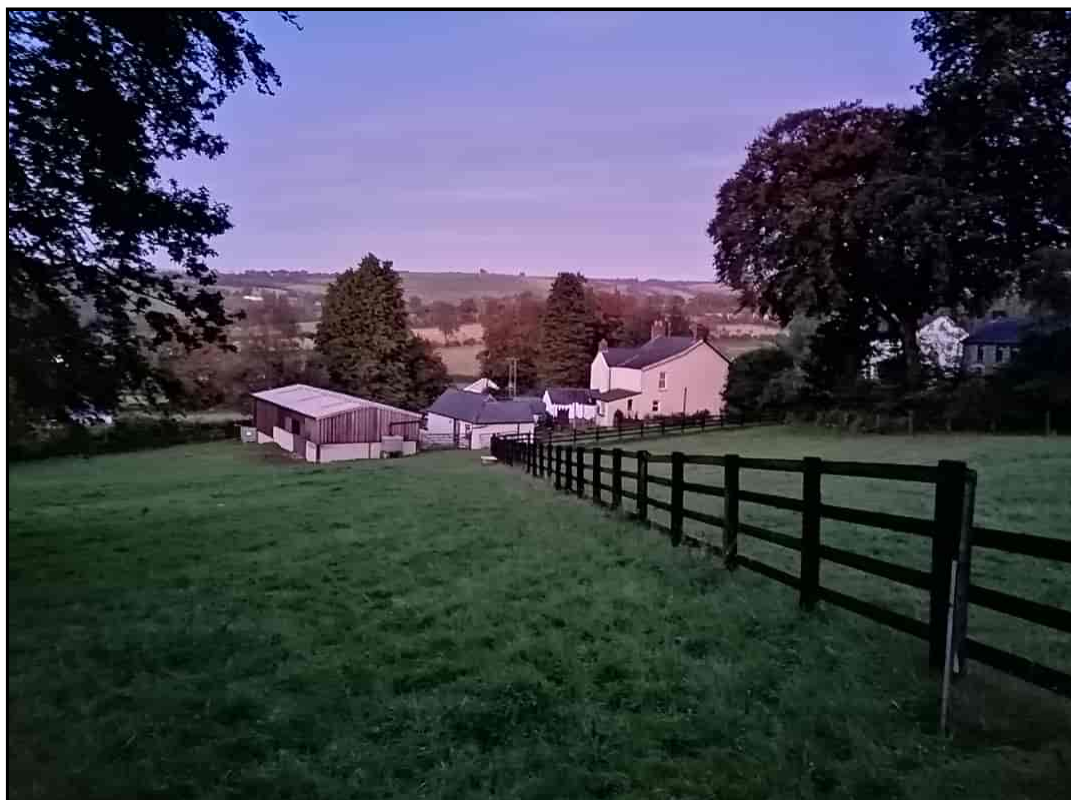


RICS



Since 1989

A delightful country smallholding with former farmhouse, holiday cottage and all set within approximately 1.75 acres. Near Carmarthen, West Wales



Gwynfryn, Gwyddgrug, Pencader, Carmarthenshire. SA39 9AU.

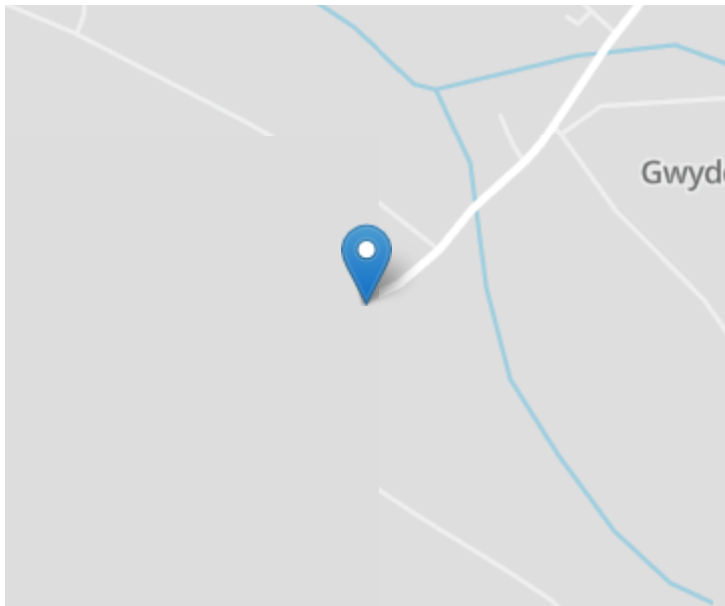
REF: A/5086/LD

£480,000

*** A delightful country smallholding with good income capabilities *** Traditional 3 bedrooomed farmhouse bursting with original character *** A popular 1 bedrooomed holiday cottage *** 60' x 24' multi purpose barn - Currently utilised as stables *** Potential workshop, machinery store, etc *** Oil fired central heating and UPVC double glazing

*** Convenient and breath taking position - With stunning views over the surrounding countryside *** All set within its own 1.75 acres or thereabouts *** Two pasture paddocks being well fenced with mature hedge line *** Gravelled yard area with easy access *** Formal gardens with garden shed

*** Located beside the A485 road - Giving good access to the larger Town of Carmarthen and the Market Towns of Lampeter, Llandysul and Llanybydder *** A lifestyle change - A property with a lot to offer ***
Contact us today to view



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 Towns 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 country smallholding of around 1.75 acres or thereabouts. The main dwelling is a former traditional stone double fronted farmhouse offering character 3 bedroomed accommodation and benefiting from oil fired central heating and UPVC double glazing.

Additionally lies a 1 bedroomed holiday cottage, previously utilised as a holiday let, and being very popular.

A range of outbuildings offers a multi purpose 60' x 24' barn, currently utilised as stabling, but could offer itself nicely as a workshop. machinery store, etc.

The paddocks lie to the North of the property, being split into two well managed fenced paddocks, and all enjoying far reaching views over the surrounding countryside.

A delightful country property with a lot to offer and offering the perfect lifestyle change. Currently offering the following.

THE FARMHOUSE

LIVING ROOM

24' 5" x 14' 1" (7.44m x 4.29m). A charming and full of character Family living space with an exposed stone wall with an open fireplace housing a cast iron multi fuel stove, an attractive Victorian fireplace with a pine surround, two radiators, solid hardwood front entrance door with fan light over, staircase to the first floor accommodation, part wooden flooring.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)**KITCHEN**

16' 0" x 8' 6" (4.88m x 2.59m). A free standing kitchen area with a singular fitted cupboard housing the stainless steel 1 1/2 sink and drainer unit, free standing gas cooker (by negotiation), radiator.

**DINING AREA**

With fitted floor cupboards.

**LEAN-TO BOOT ROOM**

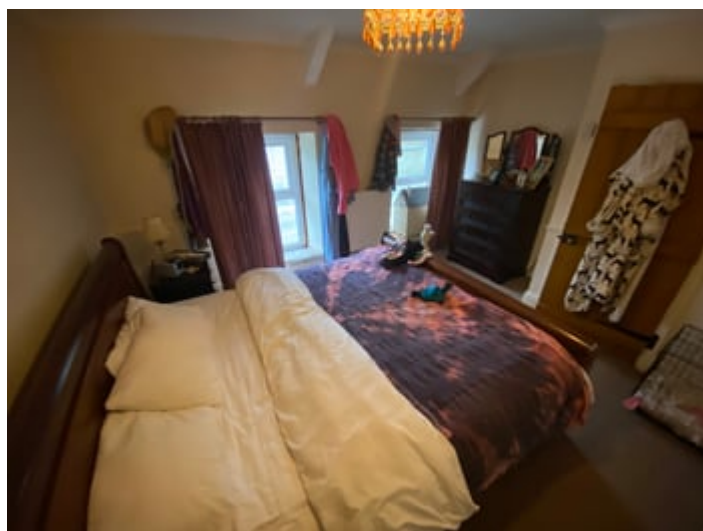
14' 0" x 7' 8" (4.27m x 2.34m).

**FIRST FLOOR****FRONT LANDING**

With access to the loft space.

BEDROOM 1

12' 11" x 10' 10" (3.94m x 3.30m). With two windows to the front, wash hand basin, radiator.



BEDROOM 2

13' 11" x 10' 9" (4.24m x 3.28m). With radiator, attractive ornamental fireplace.



REAR LANDING

Leading to

BEDROOM 3

10' 2" x 7' 1" (3.10m x 2.16m). With radiator, built-in storage area.



BATHROOM

Having a 3 piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low level flush w.c., access to a shelved airing cupboard.



LOWER GROUND FLOOR

CELLAR ROOM

13' 10" x 8' 0" (4.22m x 2.44m). With potential for further living accommodation (subject to consent).

LAUNDRY ROOM

10' 10" x 6' 2" (3.30m x 1.88m). With wash hand basin, plumbing for automatic washing machine and tumble dryer.



WORKSHOP/STORE ROOM

13' 6" x 8' 10" (4.11m x 2.69m). With electricity connected with loft over.



W.C. OFF

GWYNFRYN COTTAGE (HOLIDAY COTTAGE)

Being a detached self contained holiday cottage, being popular in recent times and providing good income capabilities, but alternatively would be ideal as an annexe, or for further accommodation, or for Relatives. Currently providing.



COTTAGE - CONSERVATORY

Of UPVC construction.



COTTAGE - OPEN PLAN KITCHEN/LIVING ROOM

17' 0" x 10' 5" (5.18m x 3.17m). fitted kitchenette with cooker, wash hand basin, corner multi fuel stove, steps leading up to the Bedroom.



COTTAGE - OPEN PLAN KITCHEN/LIVING ROOM (SECOND IMAGE)



COTTAGE - BEDROOM (RAISED AREA)

14' 3" x 6' 4" (4.34m x 1.93m). With storage loft over.



COTTAGE - BATHROOM

Having a 3 piece suite comprising of panelled bath with shower over, low level flush w.c., wash hand basin.



EXTERNALLY

MULTI PURPOSE BARN

60' 0" x 24' 0" (18.29m x 7.32m). Of steel and timber construction with concrete flooring. Currently utilised with 3 stables and a hay store but could easily be re-configured to offer a large workshop, studio or machinery store. To the lower end of the barn lies a vehicular parking area with easy access onto the agricultural concreted area.



MULTI PURPOSE BARN (SECOND IMAGE)



MULTI PURPOSE BARN (THIRD IMAGE)



THE LAND (SECOND IMAGE)



MULTI PURPOSE BARN (FOURTH IMAGE)



THE LAND (THIRD IMAGE)



THE LAND

Two paddocks, being level to gently sloping, having good fenced and mature hedge boundaries and enjoying fantastic views over the surrounding countryside and easy access from the multi purpose barn and the yard area, all of which having 12ft gates for tractor access. In all an attractive opportunity for creating a good life sustainable smallholding.

GARDEN AREA

A fenced small paddock being laid to lawn with raised shrubbery beds and housing the 12' x 10' GARDEN SHED.



GARDEN AREA (SECOND IMAGE)**GARDEN AREA (THIRD IMAGE)****YARD AREA**

A gravelled and gated yard area with good turning space and access to all outbuildings and land.

**VIEWS**

Views over the surrounding countryside.

**FRONT ELEVATION**

REAR ELEVATION



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'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, UPVC double glazing.

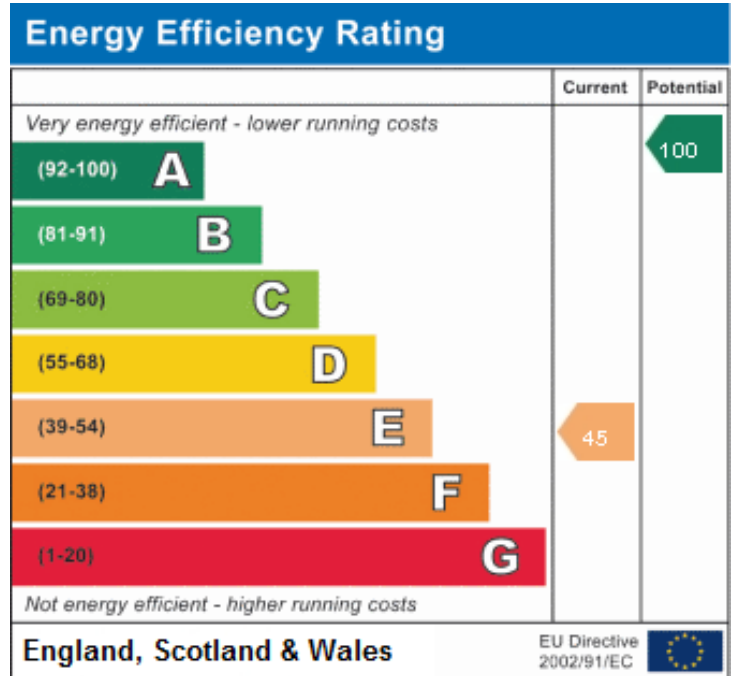
Directions

From Lampeter take the A485 Carmarthen roadway. Proceed through the Villages of Llanybydder, Llanllwni, New Inn and Gwyddgrug. On leaving Gwyddgrug the property will be the last property on your 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

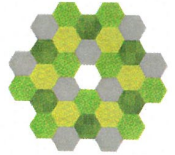
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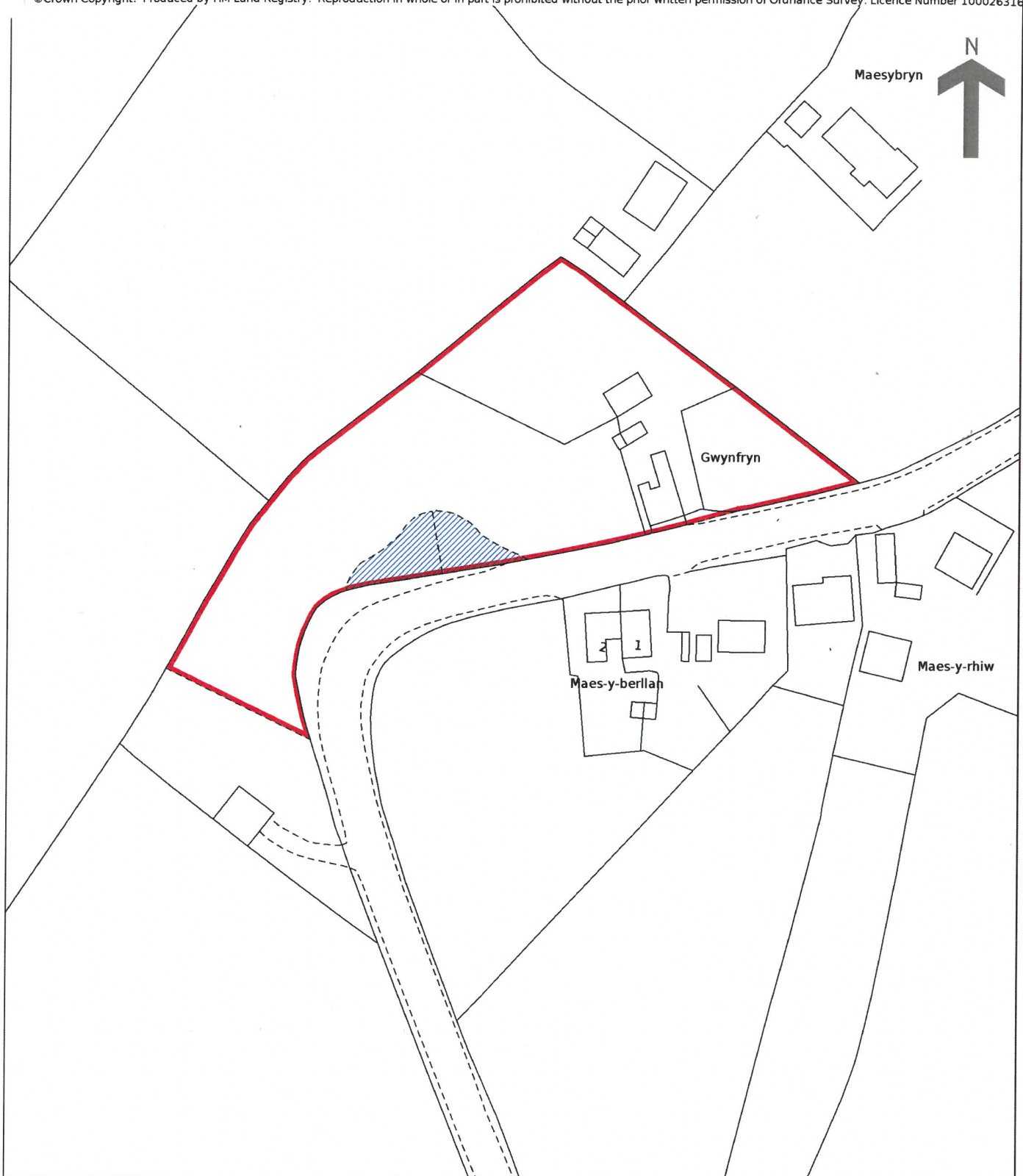


HM Land Registry
Official copy of
title plan

Title number **WA867187**
Ordnance Survey map reference **SN4635SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



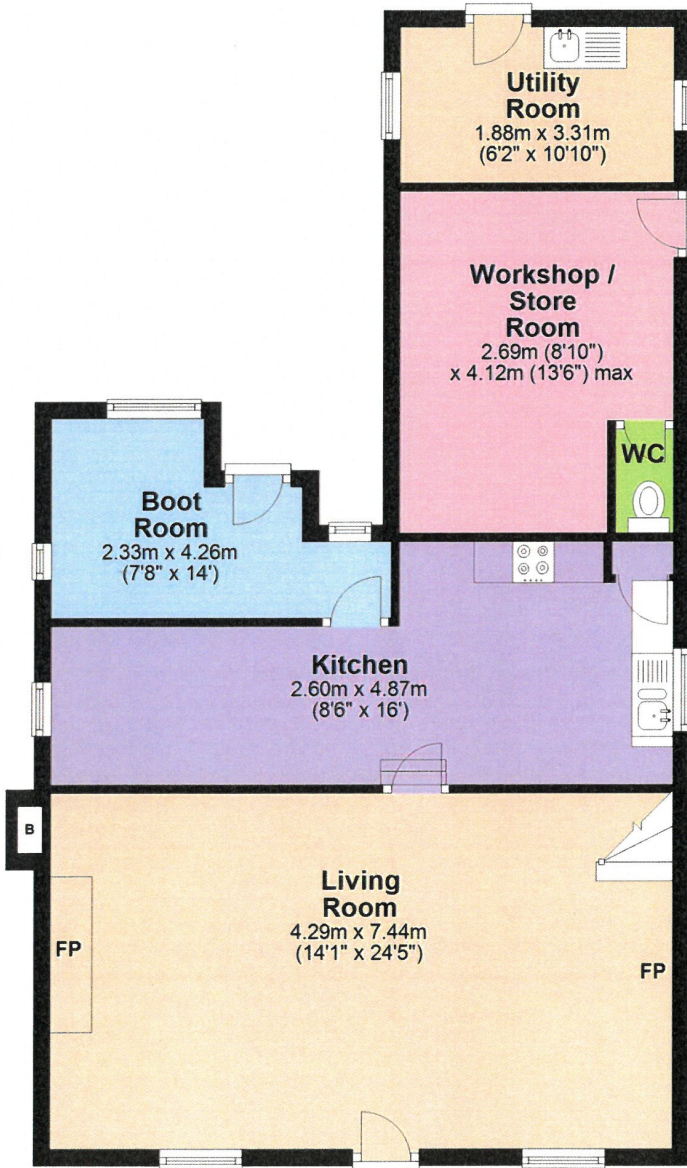
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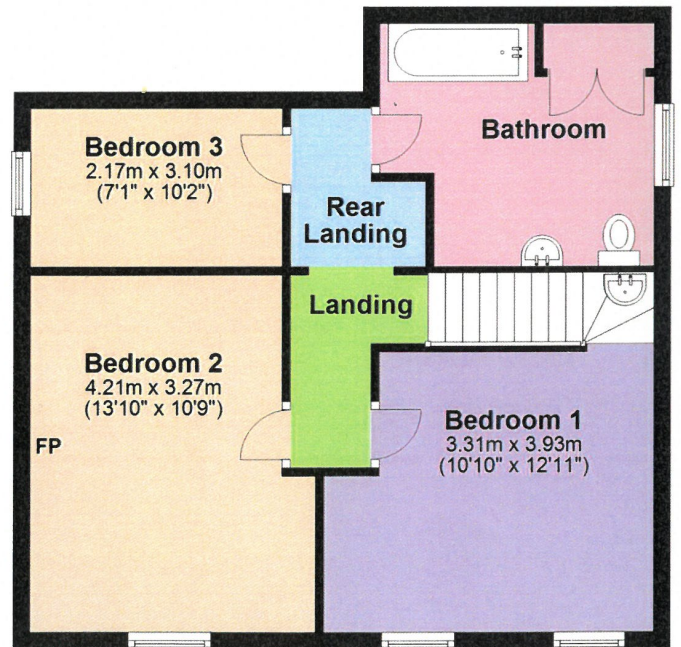
Ground Floor

Approx. 77.9 sq. metres (838.6 sq. feet)



First Floor

Approx. 48.7 sq. metres (523.9 sq. feet)



Total area: approx. 126.6 sq. metres (1362.5 sq. feet)

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

Gwynfryn , Gwyddgrug, Pencader

Ground Floor

Approx. 31.6 sq. metres (340.0 sq. feet)



Total area: approx. 31.6 sq. metres (340.0 sq. feet)

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

Gwynfryn Cottage, Gwynfryn, Pencader