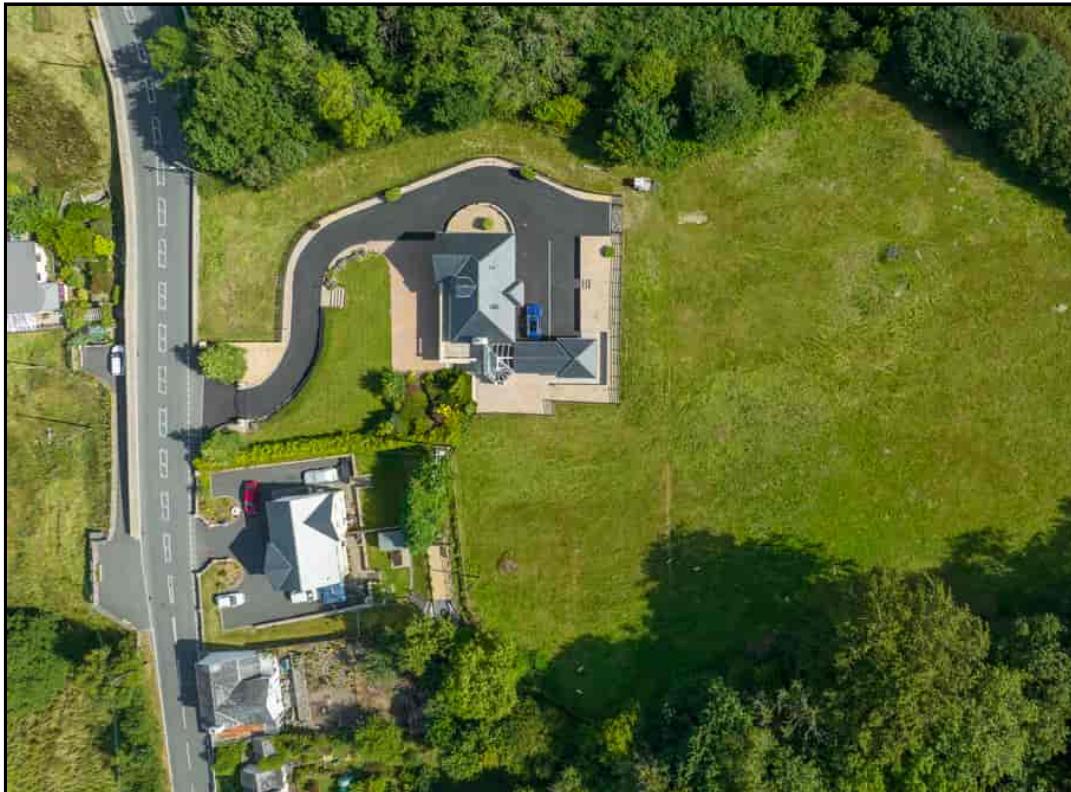


*Prestigious country residence. Set within 2.5 acres. Overlooking Teifi Valley. Llanybydder. West Wales.*



**Bryn Eglur, Carmarthen Road, Llanybydder, Carmarthenshire. SA40 9SD.**

**£590,000**

**A/5006/RD**

\*\*Exceptional 2.5 Acre Smallholding overlooking the Teifi Valley\*\*Luxury 4 Bed split level Dwelling with Double Garage\*\*Sauna, Jacuzzi and Wet Room\*\*Private south facing Paddock to rear\*\*Finished to the highest order\*\*No expense spared\*\*Attractive country setting with spectacular views\*\*Feature balcony and spacious Conservatory enjoying views\*\*Oozing elegance and Grandeur\*\* Complete luxury living\*\*Electric gated entrance\*\*

\*\*A TRULY OUTSTANDING COUNTRY PROPERTY IN A CONVENIENT LOCATION!! \*\* WHAT AN OPPORTUNITY !! \*\*

The property is situated on fringes of the rural village of Llanybydder on the banks of the river Teifi. The village offers excellent level of local amenities including primary school, local shops, places of worship, public houses, excellent public transport connectivity and good employment opportunities. The larger town of Lampeter is some 10 minutes drive from the property with its university supermarkets, business park. The Cardigan Bay coastline is some 30 minutes drive from the property as is Carmarthen and connections to the M4.



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Ceredigion, SA46 0AS  
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**CARMARTHEN**  
11, Llammas St, Carmarthen,  
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Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GENERAL

An exceptional country residence which boasts elegance and grandeur throughout.

The property benefits from high quality materials, fixtures and fittings including limestone tiled flooring, oak flooring, oak doors, custom made oak staircase by renowned local carpenter, spacious double Bedrooms (3 en-suite), attractive oak Kitchen with granite work surfaces overlooking the rear Garden and Paddock.

The property is supported by a Beam central vacuum system where you can pop in your connection hose and all dust and debris are taken down to the Garage holding tank.

The property is accessed via a stone wall and railings leading into the electric gates with its winding road leading up to the front and side of the property and to the adjoining Paddock.

The property has recently been redecorated and benefits from a new roof.

The property is truly finished to the highest order and must be viewed to be appreciated.

## LOWER GROUND FLOOR

### Main Entrance

via Lower Ground Floor into:

### Reception Hallway

15' 2" x 12' 9" (4.62m x 3.89m) Accessed via sheltered balcony area with double uPVC leaded glass panel doors to front, side sash windows, feature custom made oak staircase by renowned local carpenter, door leading to:



### Ground Floor Bedroom 1

17' 3" x 9' 7" (5.26m x 2.92m) Double Bedroom suite comprising of a large Bedroom with sash window to front, radiator, multiple sockets, TV point.





### Walk-In Wardrobe

6' 5" x 4' 3" (1.96m x 1.30m) with radiator, shelving and poles.

### En-suite

A luxurious En-suite facility with 5'5" tiled shower unit with waterfall head, panelled bath with shower over, single wash hand basin, WC, 2 x radiator, tiled flooring and walls, spotlights to ceiling, heated towel rail, connecting door back into Reception Hallway.



### Utility Room

10' 5" x 8' 2" (3.17m x 2.49m) a large Utility Room accessed from Reception Hallway with a range of base and wall units, tiled flooring, stainless steel sink and drainer with mixer tap, washing machine connection point.



### Integral Garage

18' 3" x 24' 6" (5.56m x 7.47m) with double stainless steel up and over doors to front, tiled flooring, side windows, housing a Firebird system 120 oil boiler, multiple sockets, radiator, Beam serenity vacuum system.



## Rear Storage Room 1



6' 0" x 15' 5" (1.83m x 4.70m) with radiator, tiled flooring, multiple sockets.

## Storage Room 2

With hot water cylinder and heating control system.

## GROUND FLOOR

Accessed internally via the custom made oak staircase with balustrade detail leading to:

### Lounge

24' 2" x 25' 5" (7.37m x 7.75m) being 'L' shaped and a grand entertainment space with dual aspect windows and doors overlooking the adjoining Teifi valley countryside and accessing the stone balcony. With oak flooring, double doors to front, sash windows enjoying countryside views, marble fireplace and surround with gas fire, 3 x radiators, double doors to Garden, multiple sockets, TV point. Double glass doors access to:



### Kitchen

14' 6" x 11' 4" (4.42m x 3.45m) Custom made oak kitchen range with high quality base and wall units, granite worktop and drainer, stainless steel sink with mixer tap, oil Rayburn for cooking (can be adapted into an electric system), NEFF integrated oven and grill, inductions hobs with extractor over, rear bay window with inserted kitchen units overlooking rear Garden with fitted NEFF dishwasher, integrated fridge/freezer, tiled splashback, spotlights to ceiling.



**Rear Hallway**

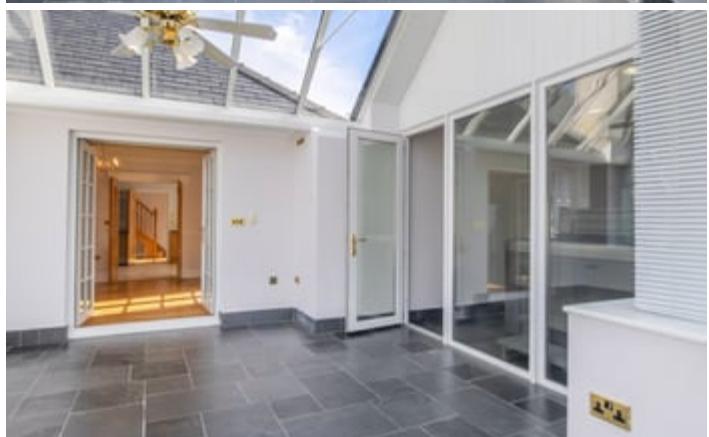


18' 5" x 5' 8" (5.61m x 1.73m) accessed via uPVC glass panel door from rear courtyard, oak flooring, radiator, custom made staircase to First Floor and double glass doors access back into the Lounge.



**Sun Room/Conservatory**

17' 2" x 14' 5" (5.23m x 4.39m) accessed from Lounge into a well constructed Sun Room with windows to all sides enjoying views over the adjoining countryside and Paddock, slate flooring, double doors to Garden and balcony area, multiple sockets, TV point, glass doors into:



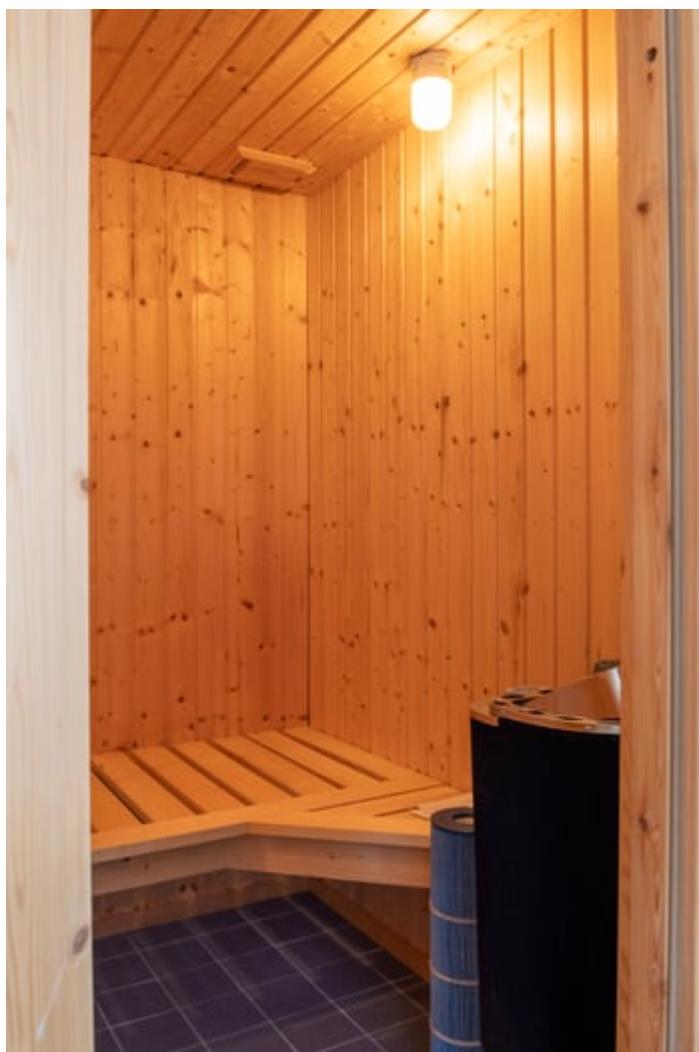
## Jacuzzi Room



6' 6" x 10' 2" (1.98m x 3.10m) with slate flooring, 4 persons hot tub, side window, double external doors to rear courtyard, multiple sockets,

## Sauna Room

Lagerholm Finn Sauna, a 4 person Sauna facility with tiled flooring.



## Wet Room

6' 2" x 10' 4" (1.88m x 3.15m) with corner 6' walk-in shower, WC, single wash hand basin, high level window, airing cupboard.



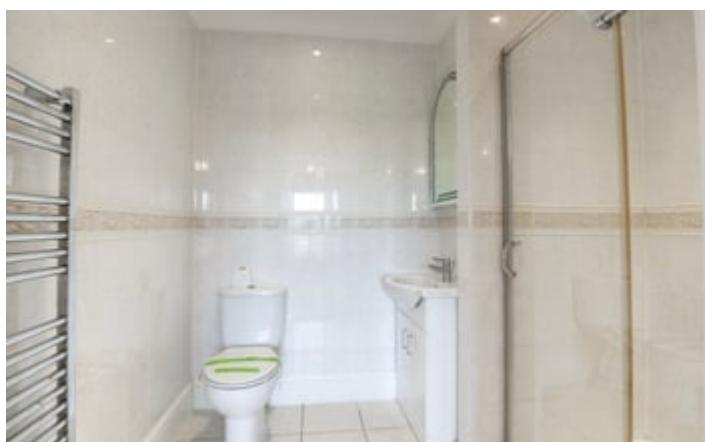
## Master Bedroom

11' 10" x 18' 8" (3.61m x 5.69m) located at the front of the property, a luxurious double Bedroom suite which overlooks the adjoining countryside and Teifi valley with side door to balcony, fitted cupboards and chest of drawers, multiple sockets.



### En-Suite

with 1200mm wide enclosed tiled shower unit, heated towel rail, WC, single wash hand basin and vanity unit, tiled flooring, spotlights to ceiling.



### Rear Bedroom 3

11' 6" x 12' 2" (3.51m x 3.71m) Double Bedroom with a range of fitted wardrobes and bedside cabinets, multiple sockets, TV point, BT point, window overlooking rear courtyard, wall lights.

### En-Suite

6' 4" x 6' 4" (1.93m x 1.93m) with panelled bath with shower over, single wash hand basin on vanity unit, tiled flooring, side windows, heated towel rail, fully tiled walls.



## FIRST FLOOR

### Bedroom 4

17' 1" x 15' 3" (5.21m x 4.65m) large Double Bedroom with picture dormer window to front enjoying views over the Teifi valley, multiple sockets, radiator, Velux rooflight to rear allowing excellent natural light and views over the Paddock.



### EXTERNALLY

#### To the Front

The property is approached via the county road into a private exclusive driveway and electric gate system. A winding driveway continues on the rising up to the main dwelling to a brick pave yard front forecourt providing ample parking space and access to the double Garage and main entrance to the dwelling.

Steps at the front leads to the raised balcony which is completely orientated to take advantage of the wonderful aspects and views over the Teifi valley.

The driveway continues along the main house and adjoining Paddock to the rear tarmacadam forecourt providing a separate access to the 2.5 acre Paddock. A raised gravelled patio area is provided to the rear which enjoys complete privacy from any adjoining properties.





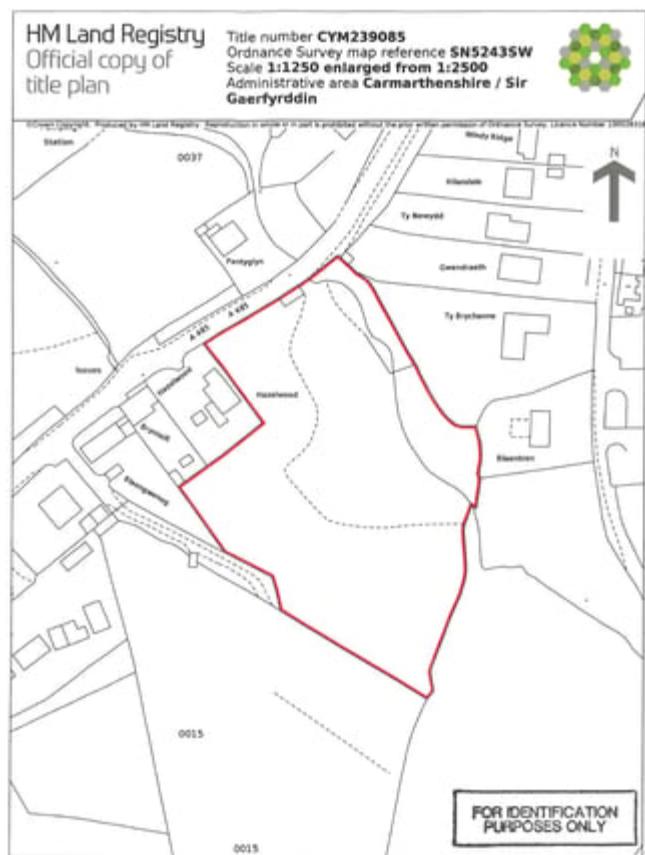
### Side Storage Room

8' 0" x 6' 9" (2.44m x 2.06m) accessed to the side of the Jacuzzi and Wet Room with tiled flooring and sink and drainer unit with door through to the oil storage tank room.

### The Land

The land extends to some 2.5 acres rising gently away from the property and bound by new stock proof fencing and mature trees and hedgerows to all boundaries. A fully enclosed Paddock is only accessed through the property.





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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

## Services

We are advised the property benefits from mains water, electricity and drainage. Oil central heating system. High quality uPVC sash windows throughout. BT subject to transfer regulations.

## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (60)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

Any flood defences at the property? No

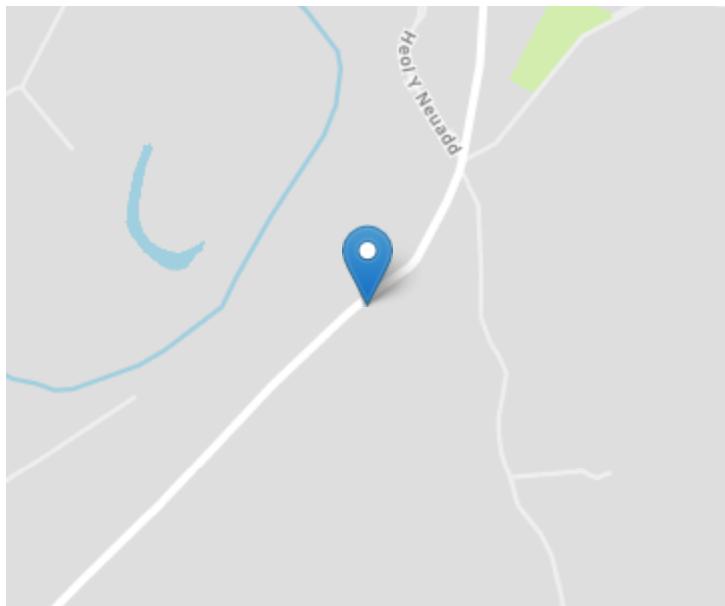
Any risk of coastal erosion? No

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



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	80	
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Directions

On leaving the village of Llanybydder on the A485 Carmarthen Road. The property will be located overlooking the road on the left hand side with a Morgan & Davies For Sale board.

For further information or to arrange a viewing on this property please contact :

**Carmarthen Office**  
**11 Lamas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

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