

*A traditional stone cottage with useful Dutch barn, landscaped gardens and paddock, set in approx 3.884 acres in an elevated position with stunning views, Llanybydder, West Wales*



**Glantren Fawr Cottage, Llanybydder, Carmarthenshire. SA40 9SA.**

**£440,000**

**A/5597/LD**

\*\*\* No onward chain \*\*\* Traditional stone cottage set in its own land of approx 3.884 acres \*\*\* Recently refurbished offering spacious, well presented 3 bedroomed accommodation \*\*\* Modern 'Shaker style' fitted kitchen and stylish bathroom suite \*\*\* Enjoying an elevated position with breathtaking views over the market village of Llanybydder and the Teifi valley beyond \*\*\* Walking distance to a range of all amenities within the village \*\*\*

\*\*\* Traditional, yet enjoying modern conveniences \*\*\* Useful Dutch barn currently utilised as a garage/workshop with loft over \*\*\* Landscaped gardens with raised beds, polytunnel and tractor shed \*\*\* Spring fed pond and waterfall \*\*\* Fruit tree orchard \*\*\* Summer House/Study \*\*\* Well maintained paddock ideal for those with equestrian interests or general animal keeping \*\*\* A unique rural opportunity located on the outskirts of the popular market village of Llanybydder - viewing highly recommended - contact us to view today!!



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## LOCATION

The property is well situated on a quiet country lane in an elevated position with far reaching views over the Teifi valley and within walking distance to the centre of the popular village of Llanybydder having a good of local amenities including Doctor's surgery, Chemist, Convenience stores, Primary School etc. Located some 5 miles from the University town of Lampeter and only 17 miles north of the county town and administrative centre of Carmarthen with the national M4 motorway and rail network connections.



## GENERAL

Perched in an elevated position with sweeping views over the popular and traditional market village of Llanybydder, this charming traditional stone cottage offers a blend of character and country living, yet enjoying all everyday modern conveniences with it 'Shaker' style kitchen and stylish bathroom suite.

The property features a classic Dutch barn with excellent potential for storage, hobbies, or conversion (subject to permission) but is currently utilised as a garage/workshop along with a beautifully landscaped garden that provides year round colour and privacy with raised beds, vegetables and polytunnel.

A well maintained paddock adjoins the grounds making it ideal for those with equestrian interests or simply seeking extra outdoor space, altogether its a picturesque rural retreat that combines scenic outlook, practical outbuildings and tranquil surroundings.

The property benefits from oil fired centra heating, double glazing and currently consists of the following:-

### FRONT PORCH

### RECEPTION HALL

With UPVC glazed entrance doors. Laminate flooring. Open tread staircase and feature panelled walls.



## LIVING ROOM

17' 5" x 14' 9" (5.31m x 4.50m) A spacious family room with raised hearth with wood burning stove. 2 uprights radiators. Featured beamed ceiling. Picture window overlooking the rear garden.



## STUDY

6' 9" x 5' 9" (2.06m x 1.75m) with picture window enjoying views over the rear garden.



## CONSERVATORY

11' 6" x 8' 9" (3.51m x 2.67m) of UPVC construction with French doors opening onto the rear garden



## KITCHEN

17' 5" x 15' 3" (5.31m x 4.65m) modern 'Shaker' style fitted kitchen with fantastic range of fitted floor units and central island along with pantry cupboard. Stainless steel sink and drainer unit, eye level electric oven and grill. 4 ring induction hob with glazed, curved wall mounted extractor fan over. Integrated dishwasher, fridge and freezer. Radiator



## KITCHEN SECOND ANGLE



## KITCHEN 3RD ANGLE



## UTILITY

6' 8" x 6' 2" (2.03m x 1.88m) with 'Shaker' style fitted kitchen wall and floor units. Stainless steel sink and drainer unit. Plumbing and space for washing machine and tumble drier. 'Worcester' oil fired central heating boiler running all systems within the property.



## BOOT ROOM

With rear entrance door. Tiled flooring. Radiator. Featured beamed ceiling.



## CLOAKROOM

With low flush w.c, corner vanity unit with wash hand basin. Heated towel rail and extractor fan.



## FIRST FLOOR

### GALLERIED LANDING

With access to loft space.



### REAR BEDROOM 3

14' 7" x 8' 6" (4.45m x 2.59m) with radiator. Window with views over the rear garden.



### INNER LANDING

With double door airing cupboard housing hot water cylinder and immersion heater.

## BATHROOM

10' 0" x 5' 8" (3.05m x 1.73m) A stylish 3 piece suite comprising panelled bath with shower over and glazed screen, level flush wc., double door vanity unit with wash hand basin. Heated towel rail and Velux roof window.



### FRONT BEDROOM 1

15' 9" x 12' 5" (4.80m x 3.78m) with radiator and window enjoying fantastic views over the market village of Llanybydder and Teifi valley beyond.



## FRONT BEDROOM 2

14' 8" x 8' 6" (4.47m x 2.59m) Fitted dresser style unit. Radiator, and window with views over the Teifi Valley and village.



## EXTERNALLY

### VIEW FROM BEDROOM 2



## DUTCH BARN



## GARAGE SPACE

17' 9" x 15' 6" (5.41m x 4.72m) with electric roller shutter door and side service door, concrete flooring. Electricity connected.

## WORKSHOP

17' 9" x 15' 6" (5.41m x 4.72m) with fitted workbenches.

## FULL SIZED LOFT OVER

With electronic lift and separate staircase.

## SUMMER HOUSE

14' 0" x 10' 0" (4.27m x 3.05m) of timber construction with double glazed window and door units. Electricity connected.



## ADJOINING STORE SHED

5' 9" x 9' 8" (1.75m x 2.95m) with electricity connected.



## POTTING SHED/GARDEN STORE/SMALL BARN

### POLYTUNNEL

With raised beds.



### POLYTUNNEL

### PERGOLA

With seating area.



### FRUIT TREE ORCHARD



### VEGETABLE GROWING GARDEN

With numerous raised beds.



## GARDEN

A particular feature of the property is its traditional garden area being terraced with the spring fed pond leading down to a waterfall that runs underneath the conservatory providing a fantastic garden feature.

The lawns nicely sweep down towards the Dutch barn.



## GARDEN WITH VIEW



## PADDOCK

A well maintained paddock adjoins the property - ideal for those with equestrian interests, general animal keeping or seeking extra outdoor space.

The land is gently sloping in nature and provides a magnificent viewpoint over the surrounding valley. It is fenced with a natural tree lined boundary.



## PARKING AND DRIVEWAY

Tarmacadam driveway to the front of the property with parking for a number of vehicles.

PLEASE NOTE: The property does have a nearby neighbour and enjoys a right of way access across their drive to the property.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENTS COMMENTS

A full of character, country cottage set in its own grounds with fantastic views

## TENURE AND POSSESSION

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

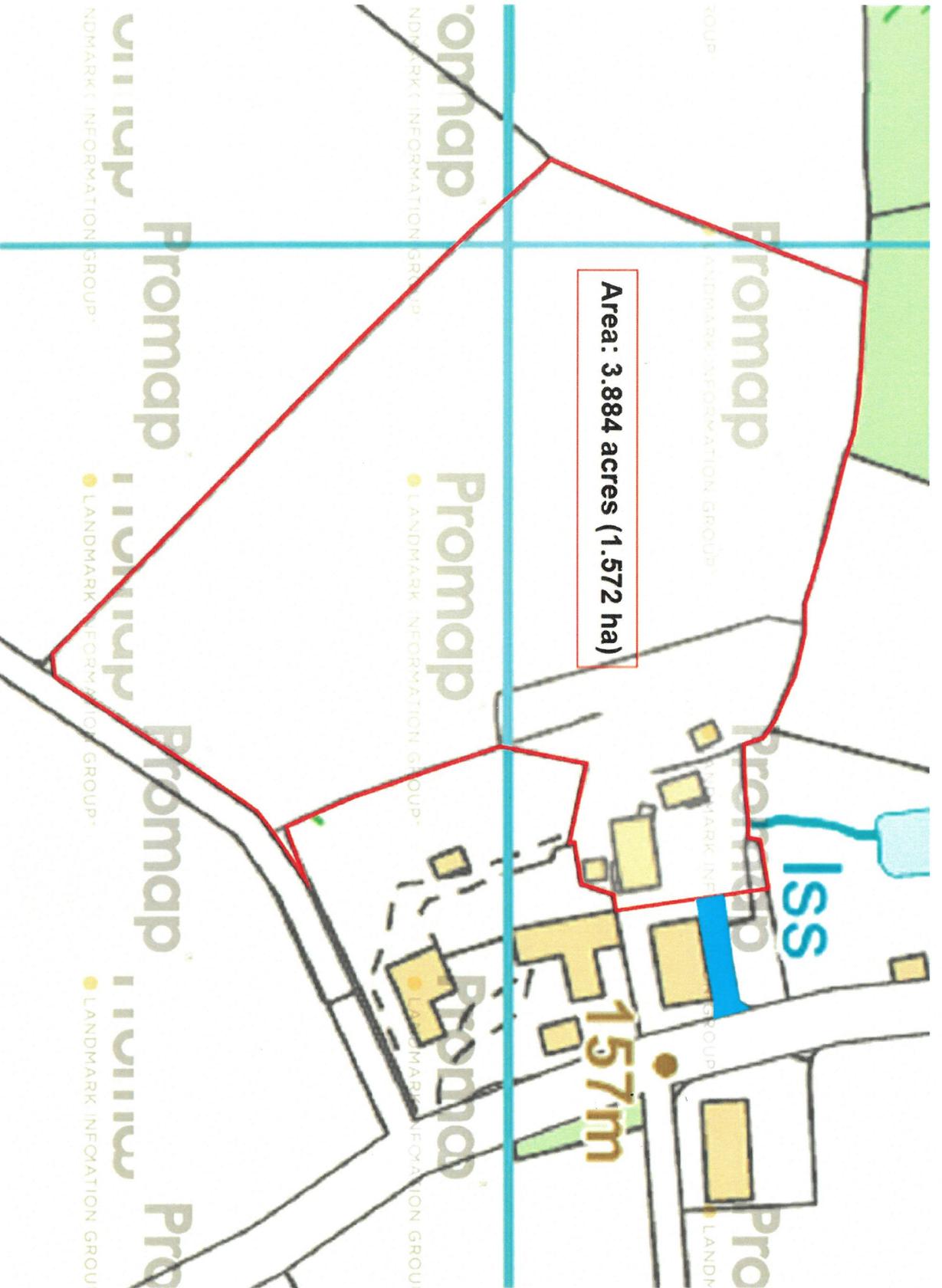
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band - D

## 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 mains water, mains electricity, private drainage to septic tank, oil fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.



Area: 3.884 acres (1.572 ha)

Keys:  
 = Right of Way

For Identification Purposes Only



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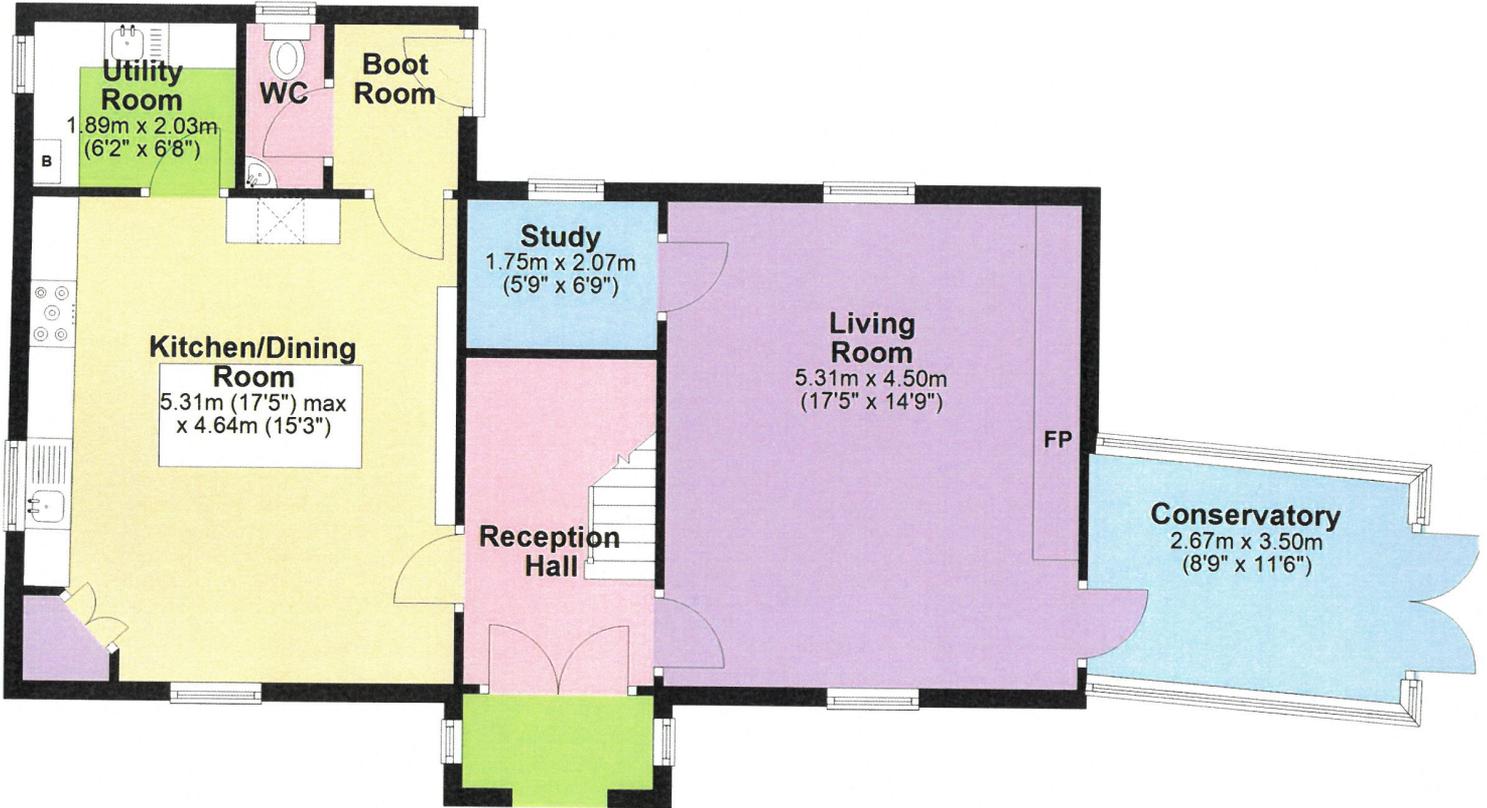
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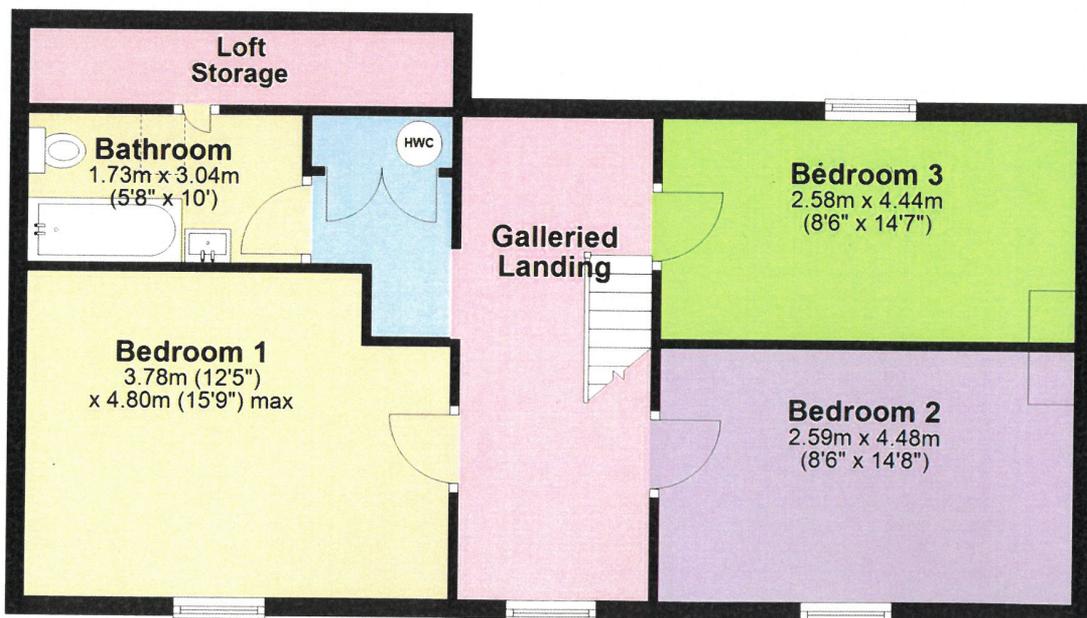
## Ground Floor

Approx. 81.1 sq. metres (873.0 sq. feet)



## First Floor

Approx. 65.8 sq. metres (708.1 sq. feet)



Total area: approx. 146.9 sq. metres (1581.1 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.  
Plan produced using PlanUp.

**Glantren Fawr Cottage, LLANYBYDDER**

**Parking Types:** Driveway.

**Heating Sources:** Double Glazing.  
Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** C (70)

**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?** Yes



### Directions

From Lampeter take the A485 to Llanybydder and proceed through the village and just before leaving the village, turn left onto Glantren Lane and continue on this road for approx 0.5 miles and the entrance to the property will be half way up the hill on your right - continue past the first property and Glantren Fawr Cottage will be 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](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'.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(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	

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

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