MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A character 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.

£395,000

REF: A/5227/LD

*** A character country smallholding with good income capabilities *** Traditional 3 bedroomed farmhouse bursting with original character - Being recently upgraded *** Self contained 1 bedroomed cottage/annexe being ideal for holiday let/studio/home office *** 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 *** Newly decorated throughout with new rain water goods externally *** Nicely presented property - Must be viewed

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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. It has recently been decorated and now provides a lovely home.

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)



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), upright 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 hard standing area.





MULTI PURPOSE BARN (SECOND 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.



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



LAND (FOURTH IMAGE)



LAND (FIFTH IMAGE)



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)



GARDEN AREA (FOURTH IMAGE)



ENTRANCE/DRIVEWAY



YARD AREA

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



FRONT ELEVATION



SIDE ELEVATION



REAR OF PROPERTY



AERIAL VIEW



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'.

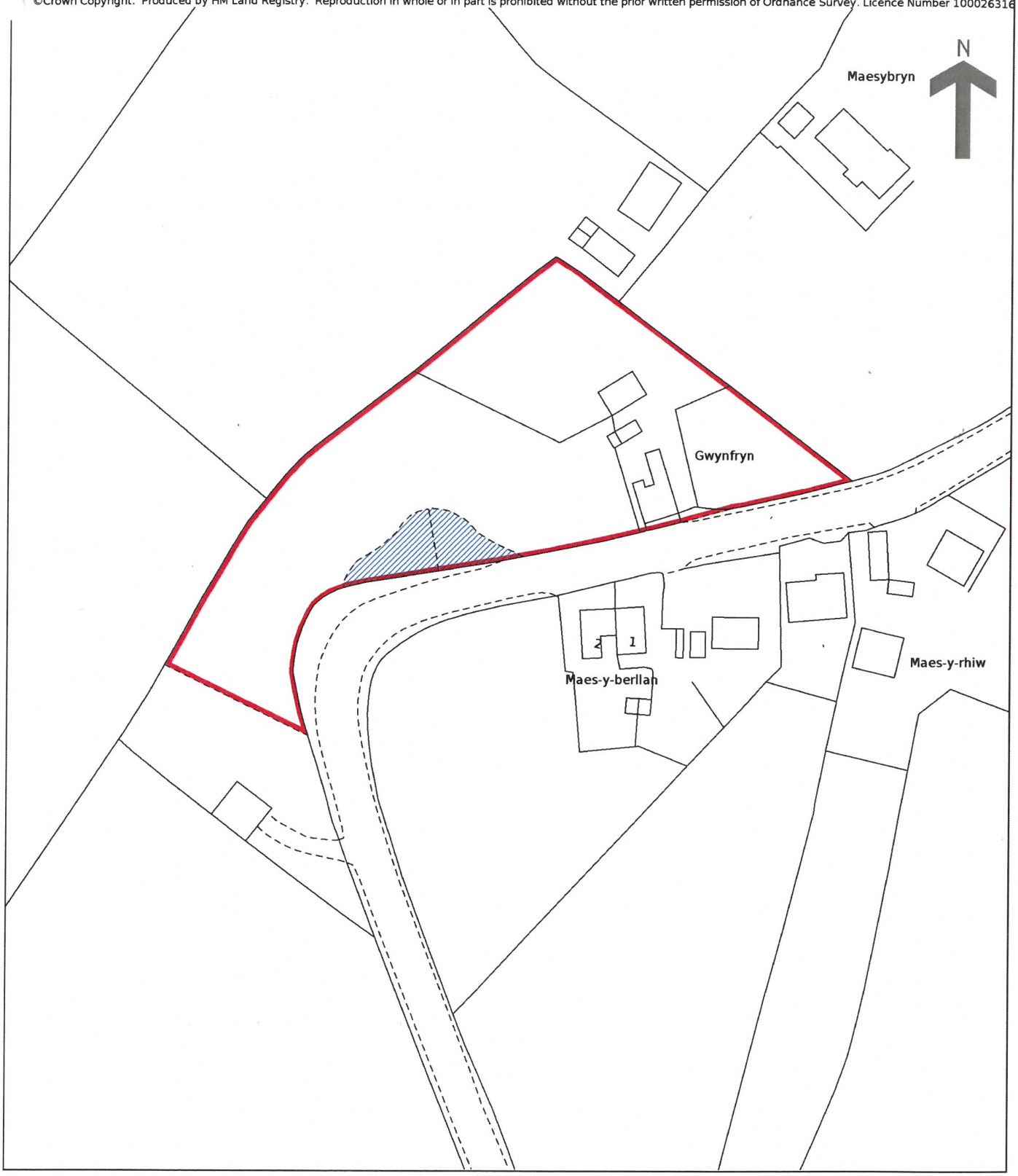
Services

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.

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**

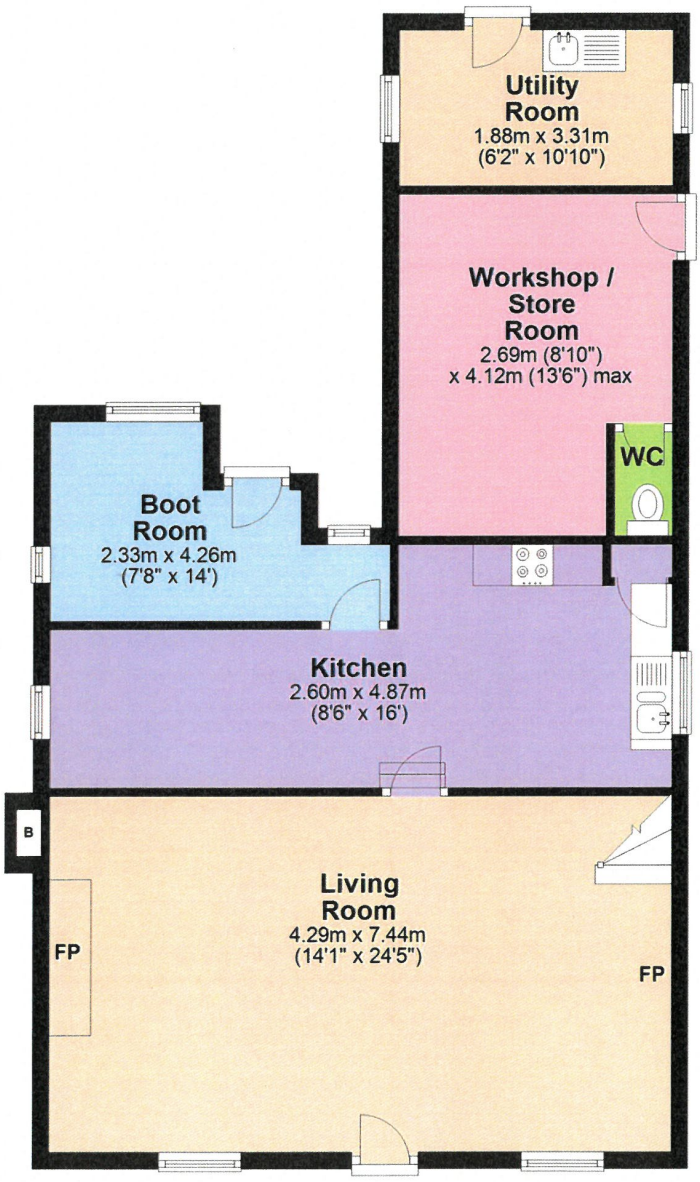
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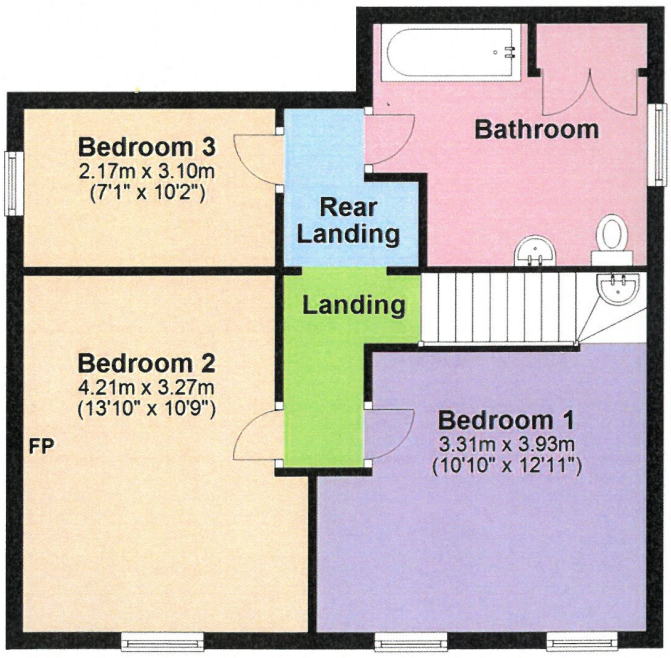
Ground Floor

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

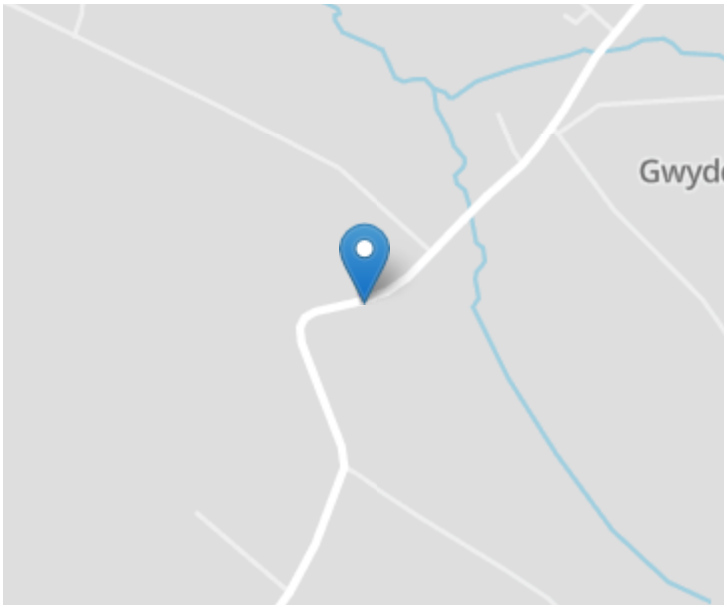
Council Tax: Band E
N/A
Parking Types: Driveway. Private.
Heating Sources: Double Glazing. Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Private Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

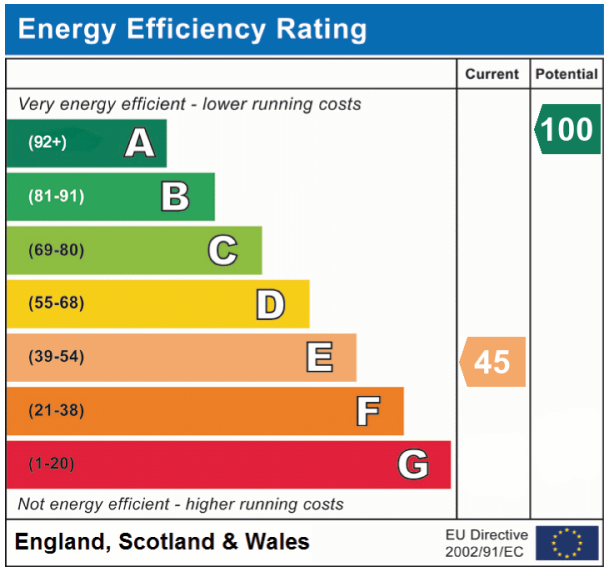
EPC Rating: E (45)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

Construction Type

Traditional

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EST. 1989





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

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

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

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