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A most attractive and deceptive 3 ACRE smallholding. Located in the popular village community of Llanfihangel Ar Arth Near Llandysul - West Wales.









Ael y Bryn Llanfihangel Ar Arth, Near Llandysul, Carmarthenshire. SA39 9HX.

£465,000

REF A/5650/ID

A most attractive and deceptive 3 acre smallholding Located in the popular village community of Llanfihangel Ar Arth, near Llandysul - West Wales**Excellent range of multi purpose outbuildings**Perfect for those with self sufficiency in mind**Polytunnels, vegetable beds and poulty areas**Breathtaking views over the adjoining countryside**Feature converted double decker bus that could be utilised as an airbnb (stc)**

A PROPERTY WHICH NEEDS TO BE VIEWED TO BE FULLYAPPRECIATED

The property comprises of hallway, lounge, sun room, kitchen/diner, office/4th bedroom, utility, shower room. First floor - 3 bedrooms and bathroom.

The property is well positioned in the popular village community of Llanfihangel Ar Arth being walking distance to a well renowned village pub and only some 2 miles distance from the Teifi valley market town of Llandysul offering a good range of local facilities and 10 miles north of the County town and administrative centre of Carmarthen with many large employers and retailers. The property is also within striking distance of the Cardigan Bay coastline.

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General

Ael y Bryn is a property that needs to be viewed to be fully appreciated. The vendors have spent significant time and money in the improvement of the property internally and externally. One of the main advantages is its garden and grounds, set in approximately 3 acres. The property is perfect for those seeking to be self sufficient, with is wide range on raised vegetable beds, polytunnels, fruit cage and more.

GROUND FLOOR

Hallway

via handmade timber stable door, radiator, tiled floor, store cupboard, staircase rising to first floor. Door into -



Shower Room

With w.c. vanity unit, radiator, shower cubicle, wall cupboards, tiled flooring.



Utility Room

6' 6" x 5' 0" (1.98m x 1.52m)With stainless steel sink unit, base unit, plumbing for washing machine, oil fired boiler for domestic central heating and hot water system, airing cupboard, tiled flooring.



Office/Bedroom 4

12' 5" x 11' 0" (3.78m x 3.35m) With book shelving, wood flooring, radiator, "secret" door into -







Sun Room

13' 7" x 5' 9" (4.14m x 1.75m) With tiled flooring, triple glazed windows to three sides and door to exterior





Lounge

14' 2" x 11' 9" (4.32m x 3.58m) with multi-fuel stove inset brick surround, timber surround and mantle, slate hearth, timber flooring, radiator.





Kitchen/Diner

14' 2" x 13' 10" (4.32m x 4.22m) With fitted range of base and wall units, Timber worktop, 1½ bowl ceramic sink unit, plumbing for dishwasher, electric oven and 4 ring electric hob with cooker hood over, tiled flooring, radiator.








FIRST FLOOR

Bedroom 1

13' 3" x 11' 8" (4.04m x 3.56m) With radiator and wood style flooring

Bedroom 2

11' 5" x 10' 5" (3.48m x 3.17m) With radiator and wood style flooring





Bedroom 3

14' 2" x 7' 4" (4.32m x 2.24m) With radiator and wood style flooring



Bathroom



7' 4" x 6' 6" (2.24m x 1.98m) With suite comprising of roll-top bath with mixer tap attachment and shower head, pedestal wash hand basin, WC, period towel radiator.

EXTERNALLY

To the Front

Driveway leading to gravelled off road parking area for 2/3 vehicles, further parking available to front and rear.
Walled and railed boundary wall to the front and paved forecourt.

Side pedestrian gate and further gated vehicular access leading to the rear courtyard and land.










Rear Brick Outbuilding

Directly to the rear of the property there is a Brick Outbuilding (with possibility to convert into additional accommodation subject to necessary consents) set in a courtyard fashion with the house and with a private concreted seating area between both. Has water and electricity connected.

Currently divided into a number of rooms (could easily be utilised as stabling if required). Provides -

'The Tavern'

13' 2" x 11' 0" (4.01m x 3.35m) with fitted kitchen to include base and wall units, stainless steel sink unit, electric oven, worktop space, breakfast bar, beamed ceiling, 3 double power points.





Fitness Room

12' 2" x 9' 6" (3.71m x 2.90m) with large mezzanine storage area.





Themed Dining Room

22' 0" x 15' 0" (6.71m x 4.57m) with woodburning 'Villager' stove set on brick plinth.







Workshop with Dog Run.

15' 0" x 13' 7" (4.57m x 4.14m) with shelving, 4 double power points, workbench partitioned with internal dog area that leads directly to external Dog Run 30'x 25'.





Pantry/Freezer Room

With 6 double power points and shelving.

Small Storage Shed

With wine store and dark room.

Garage

Lean-to at the back of the building with up and over Garage door leading to wood store and preparation space, together with a decked seating area.
Dog/Welly cleaning station .

Herb garden to the side with 5 raised beds and grassed areas.









Garden/ Paddock

Currently laid to grass with superb views, timber car-port/store-shed and a covered timber seating area.











Self Sufficiency / Lifestyle Area

With gated access leading to 2 acre field which provides - Mixed Orchard- 33 trees

Polytunnel 1 50'x 18' with sprinkler system, potting tables, Sink unit with water connected

Polytunnel 2 15'x 8'

Hardstanding for Greenhouse and fenced in self-sufficiency garden with 21 raised beds, 3 compost bins.

Two wildlife ponds for attracting pollinators.

Purpose built timber Workshop 20'x 15' with 2 double doors and side door, 4 double power points and workbenches.
External double socket.
Mature fruit cage.

Covered poultry area 100'x 45' with 6 coops of various sizes to house all types of poultry to include a pond.

Stone circle-meditation area.

Fenced Sheep/Horse paddock.






























Double Decker Bus

Being 33 feet long by 8 feet wide and 14.5 feet high.

Set on a slightly raised hardcore platform with original bus driver seat, some original seating to the lower deck with sound system through 'Onkyo AV' system, LED lighting system (suitable for cinema nights!), 5 double power points and seating area/ workstation to the upper deck with superb far reaching views towards Llanllwni mountain.

Next to the bus there is a timber "Jack & Jill" compost toilet block.

A public footpath skirts the edge of the land and is fenced off.















VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@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

Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines and legal regulations, our trusted independent and industry recognised partner, Coadjute (Coadjute | Overview), will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. These are legal requirements which we cannot ignore. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. You as a buyer will pay Coadjute directly. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.
PLEASE NOTE : the property will remain on the market until the checks have been completed and passed.

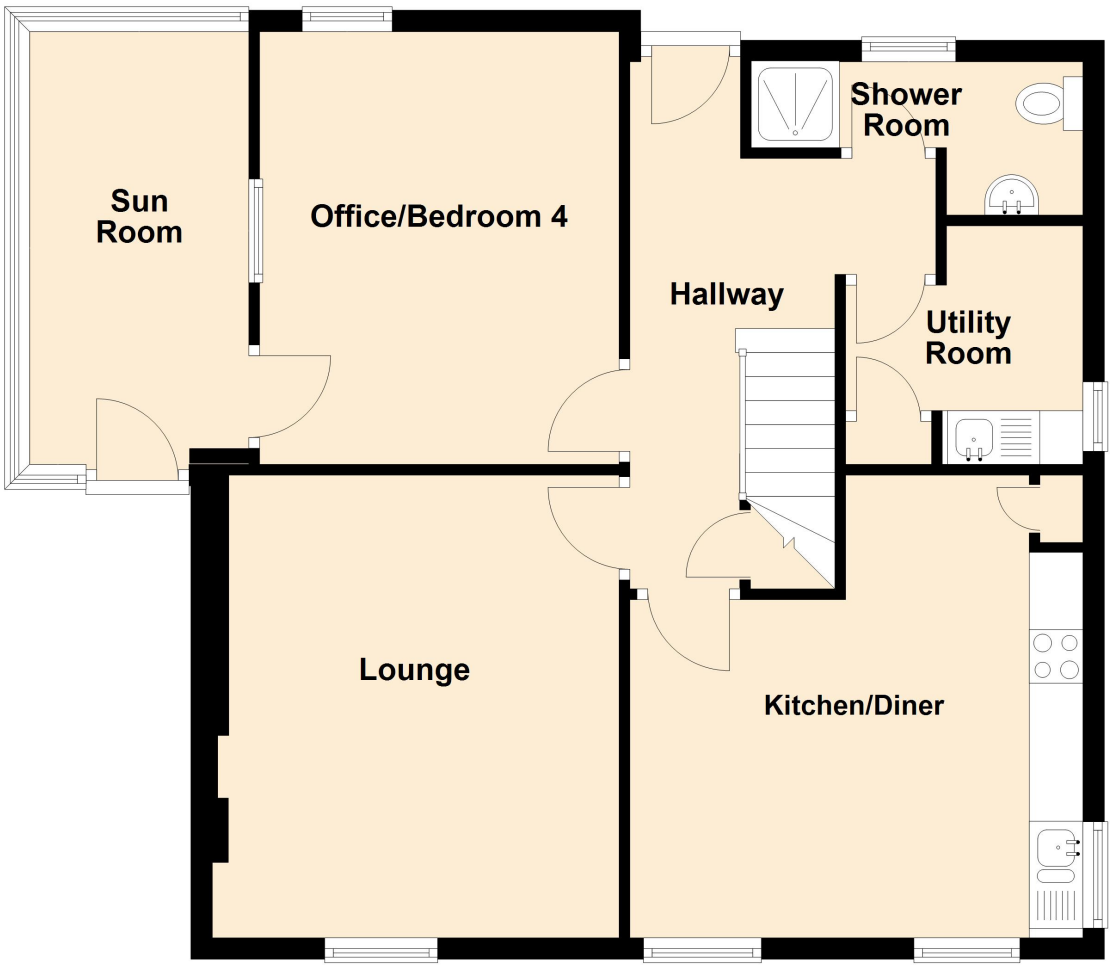
Services

Mains electricity, water (not metered) and drainage. Oil fired central heating. Triple glazed windows. Broadband available.

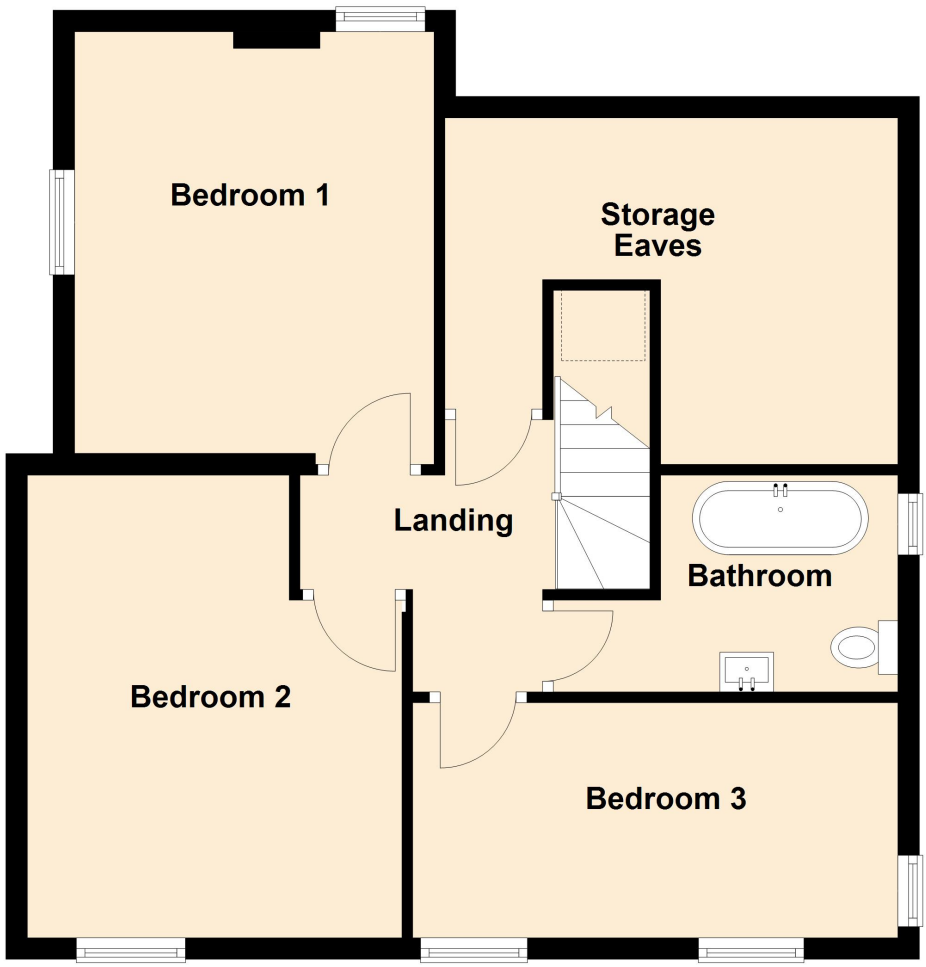
Council Tax Band E (Carmarthenshire County Council).

Tenure - Freehold.

Ground Floor



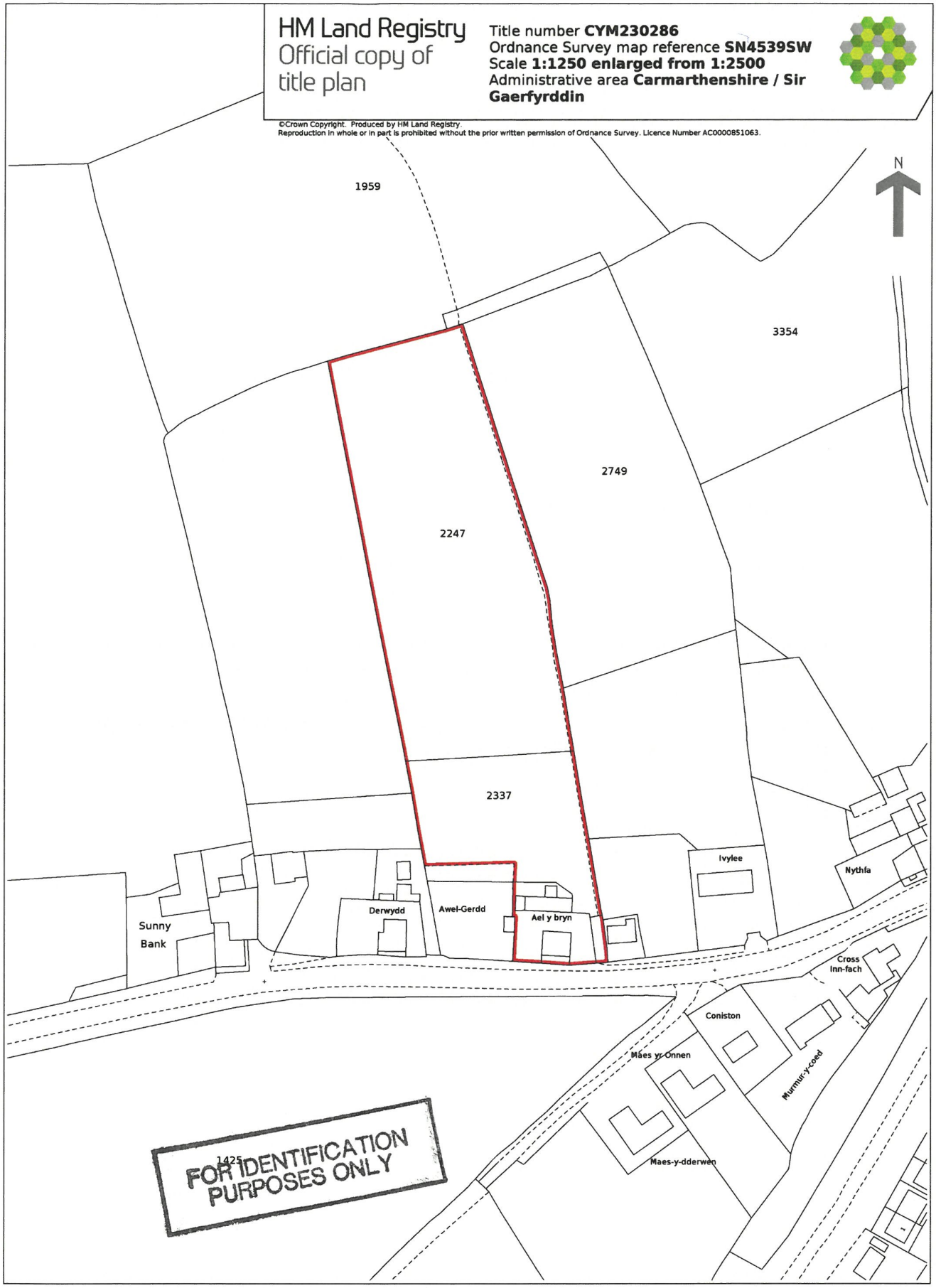
First Floor


Bedroom 1
Storage
Eaves
Landing
Bathroom
Bedroom 2
Bedroom 3

HM Land Registry
Official copy of title plan

Title number **CYM230286**
Ordnance Survey map reference **SN4539SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir Gaerfyrddin**

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

MATERIAL INFORMATION

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

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? Yes
The existence of any public or private right of way? Yes



Directions

From the town center proceed south towards Carmarthen on the B4336 road. After half a mile do not turn fork right, but carry straight on the B4336 road heading towards the village of Llanfihanger Ar Arth. As you drop into the village you will see a row of ex-local authority properties elevated on the left hand side continue past these for approx. 250 yards and the property is on the left hand side as identified by the Agents 'For Sale' board.

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

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