MORGAN & DAVIES
EST. 1989

Regulated by RICS

Estate Agents | Property Advisers
*Local knowledge, National coverage*

# *A superbly extended and fully renovated 8 bedroomed house set in an extensive plot and enjoying fantastic views over the Teifi Valley. Cwmann, Lampeter, West Wales*









## Teifi Castle, Cwmann, Lampeter, Carmarthenshire. SA48 8JN.

## £650,000

**REF: R/4807/LD**

*** The WOW factor - The dream home *** A superbly extended and fully renovated 8 bedroomed house *** Superior, stylish and a luxury home *** 8 bedrooms and 6 bathrooms *** Currently arranged as a 5 bedroomed house with a 3 bedroomed self contained modern annexe *** Extensive landscaped plot of around 0.5 of an acre *** Dual fuel - With mains gas and air source heating *** 10.8 kilowatt solar panels *** EPC Rating of 'A' *** Surprisingly low running costs and highly efficient and insulated

*** Private electric gated entrance *** Block paving and tarmacadamed driveway *** Useful yard with storage area *** Outdoor entertaining with a large patio, pergola and hot tub *** Terraced lawned areas with beautifully designed shrub and flower gardens with water fountain

*** Top to bottom - Full renovation doubling the size of the living accommodation *** The property has undergone a comprehensive renovation project *** Must be viewed to be fully appreciated


LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk

ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk

CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

www.morgananddavies.co.uk

## LOCATION



Well situated within the Community of Cwmann, having a Primary School, less than 1 mile from the University Town of Lampeter, offering an excellent range of facilities including Primary and Comprehensive Schooling, Leisure Centre, a good range of Shops, Administrative facilities and the University of Wales Trinity Saint David Campus. The property is also within driving distance to the larger Towns of Carmarthen, to the South, Aberystwyth, to the North, and the Ceredigion Heritage Coastline at Aberaeron, to the West.

## GENERAL DESCRIPTION



Prepare to be impressed. A superior one of a kind property enjoying uninterrupted and breath taking views over the Teifi Valley. Teifi Castle is a highly sought after high end residence located on the outskirts of Lampeter within the popular Village Community of Cwmann.

The property in brief comprises of a substantial 5 bedroomed, 5 bathroomed home along with a stylish and fully functioning modern kitchen and bathroom suites. The lower ground floor of the property offers a 3 bedroomed self contained annexe which could be re-utilised to create a larger Family home.

Externally it sits within its own land of approximately 0.5 of an acre being terraced and landscaped to offer generous outdoor living areas and laid mostly to lawn. For entertaining you enjoy an extensive patio area with pergola with fine vista points.

The lower terrace of the property is laid to gravel as it is currently a parking area but has Planning Permission for a 10 metre x 10 metre garage. There also lies a concreted wash bay with two contained with electricity connected.

The property is accessed via electric gated entrance with block paving and tarmacadamed driveway.

Luxury is an understatement and viewings are highly recommended.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## SIDE RECEPTION HALL

With UPVC side entrance door, Oak flooring, staircase to the first floor accommodation, radiator.

## RECEPTION ROOM 2

16' 8" x 8' 4" (5.08m x 2.54m). With laminate flooring, radiator.

## OFFICE/STUDY

11' 5" x 9' 6" (3.48m x 2.90m). With radiator.

## LIVING ROOM

16' 6" x 16' 2" (5.03m x 4.93m). With a central large stone fireplace housing a cast iron multi fuel stove on a slate hearth (gas point in place if desired), fully glazed front entrance door.



## KITCHEN/DINER

26' 2" x 19' 0" (7.98m x 5.79m). A Shaker style Grey Kitchen with a range of wall and floor units with Welsh slate worktops over, sunken sink with mixer tap, electric double oven, 4 ring gas hob with extractor hood over, central island with integrated dishwasher, fridge, wine fridge and bin storage, LED coving, Oak flooring, two radiators, patio doors opening onto the balcony area.



## KITCHEN/DINER (SECOND IMAGE)



## KITCHEN/DINER (THIRD IMAGE)



## WALK-IN PANTRY

## BALCONY

With glass balustrade and enjoying fantastic and uninterrupted views over the Teifi Valley.

## UTILITY ROOM

11' 6" x 9' 9" (3.51m x 2.97m). With fitted units with work surfaces over, single sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, Oak flooring, Ideal mains gas central heating boiler and air source heating system.



## REAR RECEPTION HALL

With Oak flooring, radiator, rear entrance door.



## GROUND FLOOR SHOWER ROOM

A designer suite comprising of a corner shower cubicle, low level flush w.c., floating vanity unit with wash hand basin, heated towel rail, laminate flooring.



## HALLWAY

With staircase leading down to the lower ground annexe.

# FIRST FLOOR

## LANDING

Leading to

## BEDROOM 5

14' 7" x 10' 2" (4.45m x 3.10m). With built-in wardrobes, radiator.



## MAIN BATHROOM

12' 7" x 7' 9" (3.84m x 2.36m). A stylish contemporary suite comprising of a free standing bath with pillared tap and shower attachment, low level flush w.c., floating vanity unit with wash hand basin, heated towel rail, laminate flooring, touch screen anti mist mirror.



## BEDROOM 4

16' 4" x 10' 8" (4.98m x 3.25m). With radiator.



## EN-SUITE TO BEDROOM 4

Comprising of a corner shower cubicle, low level flush w.c., floating vanity unit with wash hand basin, heated towel rail, extractor fan.



## BEDROOM 3

13' 10" x 12' 1" (4.22m x 3.68m). With radiator, infra Red Sauna.



## BEDROOM 2

16' 6" x 9' 9" (5.03m x 2.97m). With radiator.



## WALK-IN DRESSING ROOM

Which houses the solar panel invertor.

## EN-SUITE TO BEDROOM 2

Comprising of a corner shower cubicle, low level flush w.c., floating vanity unit with wash hand basin, heated towel rail, extractor fan.



## PRINCIPLE BEDROOM 1

18' 7" x 16' 11" (5.66m x 5.16m). With door opening onto a balcony (currently not in-situ), radiator.



## WALK-IN DRESSING ROOM



## EN-SUITE TO BEDROOM 1

9' 5" x 5' 9" (2.87m x 1.75m). A designer well equipped suite comprising of a walk-in shower, low level flush w.c., double door vanity unit with wash hand basin, heated towel rail, extractor fan.



## VIEW FROM BEDROOM 1



## SELF CONTAINED 3 BEDROOMED ANNEXE

### PLEASE NOTE

The Annexe has its own separate entrance point but also a staircase leading from the main residence. Therefore it could be re-introduced into one large Family home.

### ANNEXE - KITCHEN/LIVING AREA

21' 0" x 13' 5" (6.40m x 4.09m). A modern fitted Kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric oven, 4 ring electric hob with extractor hood over, two radiators, front entrance door, spot lighting.



### ANNEXE - BEDROOM 1

14' 8" x 10' 8" (4.47m x 3.25m). With radiator.



### ANNEXE - BEDROOM 2

10' 3" x 10' 7" (3.12m x 3.23m). With radiator.



### ANNEXE - BATHROOM

14' 6" x 8' 10" (4.42m x 2.69m). A modern 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, extractor fan, heated towel rail.

### ANNEXE - BEDROOM 3

10' 4" x 9' 7" (3.15m x 2.92m). With built-in wardrobes, radiator. Also offers access to the main residence.

## EXTERNALLY

### PLANNING PERMISSION FOR A GARAGE

Planning Permission is granted for a 10 metre x 10 metre garage on the lower level. See plans.

## GARDEN

A particular feature of this impressive residence is its extensive plot of approximately 0.5 of an acre. The grounds have been landscaped and are split into three useful terraces. The first terrace offers a fantastic entertaining area with a large patio, pergola, that leads onto the lawned areas. The second tier offers a level lawned area ideal for Families. The lower terrace offers itself as a useful yard. In all very impressive and well kept and all enjoying breath taking uninterrupted views over the Teifi Valley.



## GARDEN (SECOND IMAGE)



## GARDEN (THIRD IMAGE)



## PATIO AREA



## PATIO AREA (SECOND IMAGE)



## FURTHER LANDSCAPED AREA

To the side of the property lies a further landscaped area that has been recently planted with a range of mature shrubs and trees providing fantastic colour all year round and enjoys a waterfall. The property externally, as well as internally, has adopted a no expense spared approach and provides the dream Family home.

## PARKING AND DRIVEWAY

The property enjoys privacy with a walled boundary along with electric gated entrance into a block paving and tarmacadamed driveway that leads onto the property, garden and yard area. External lighting throughout the garden and drive area.



## WASH BAY AND YARD

The property enjoys a concreted area that provides a wash bay with two containers with electricity and water connection.



## AERIAL VIEW OF PROPERTY



## PLEASE NOTE

Please note the property itself suits a range of Buyers, be it a Family home, Contractors, or those seeking convenience and utility space.

## 3 PHASE ELECTRIC

The property has 3 phase electric points and various outside taps throughout.

## AGENT'S COMMENTS

One of the finest properties to come to the market. A luxury home of impressive proportions.

## TENURE AND POSSESSION

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

## COUNCIL TAX

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

## LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the Purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their Solicitor or Financial Adviser.

## MONEY LAUNDERING REGULATIONS

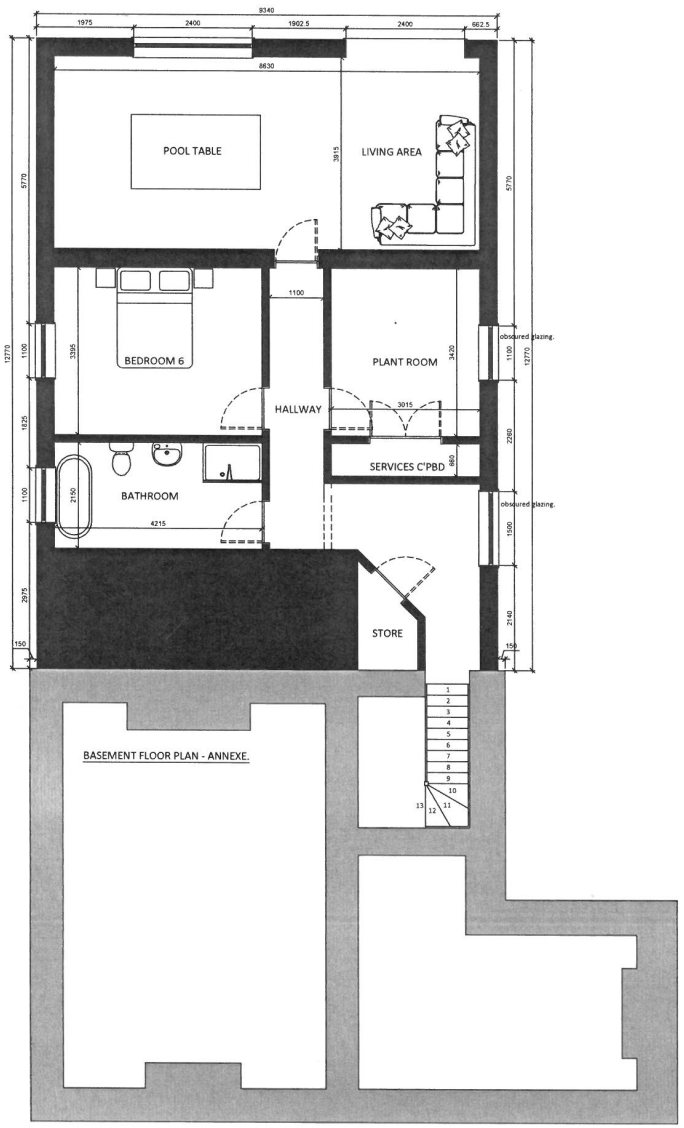
To comply with Government Anti-Money Laundering Legislation we are legally required to carry out identity and verification checks on all Buyers and Sellers. We work with our trusted and industry-recognised Partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).

A non-refundable fee of £45.00, plus VAT, per Person, is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the Solicitors and progress the transaction.

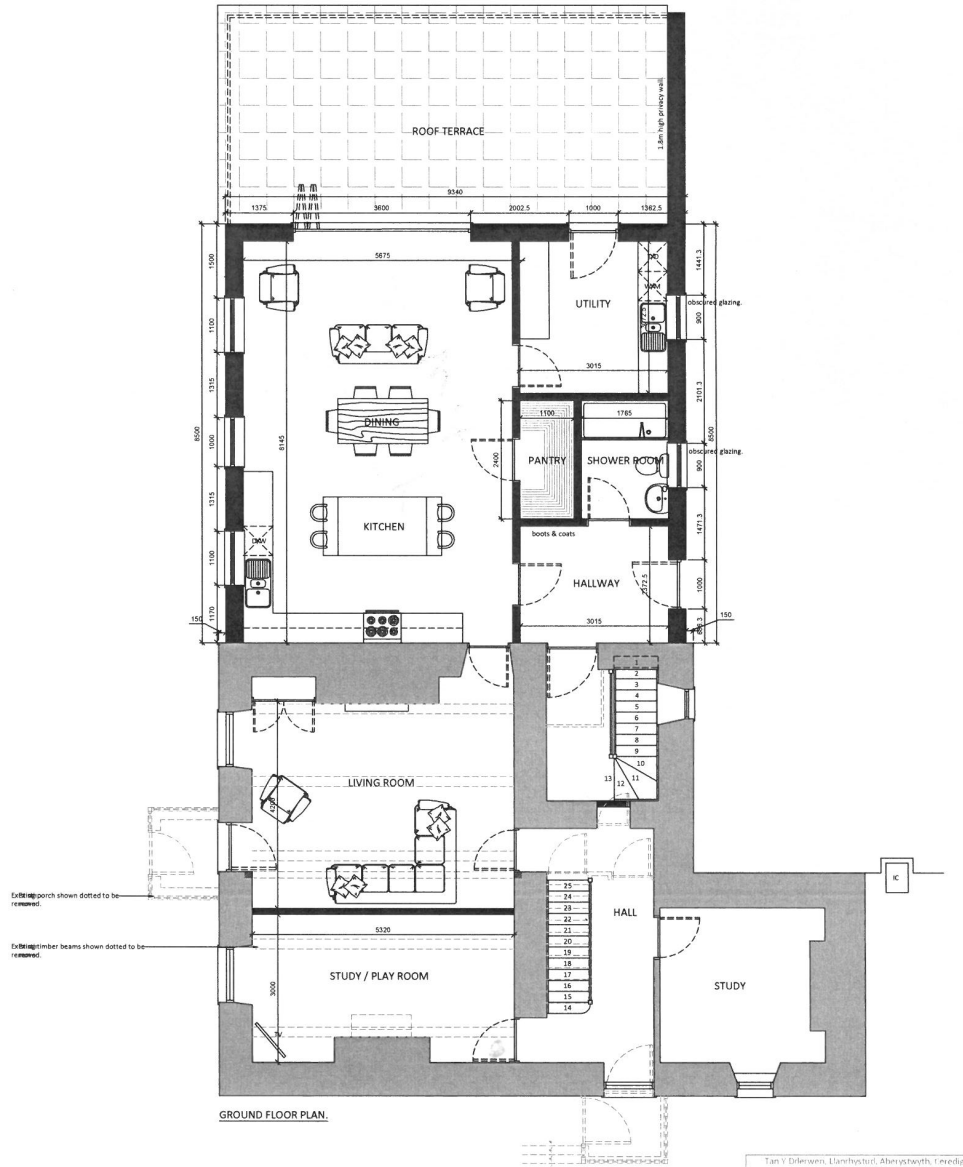
If you have any questions or need any assistance please don't hesitate to contact the Office. We are always happy to help.

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, dual fuel with mains gas central heating and also air source heating along with a 10.8 kilowatt private owned solar panels (32 panels), UPVC double glazing, telephone subject to B.T. transfer regulations, Cat 6 Internet Cabling throughout for Fast Fibre Broadband of approximately 500mbps. External lighting throughout the garden and drive area. CCTV Cameras throughout will be included within the sale.




BASEMENT FLOOR PLAN - ANNEXE.

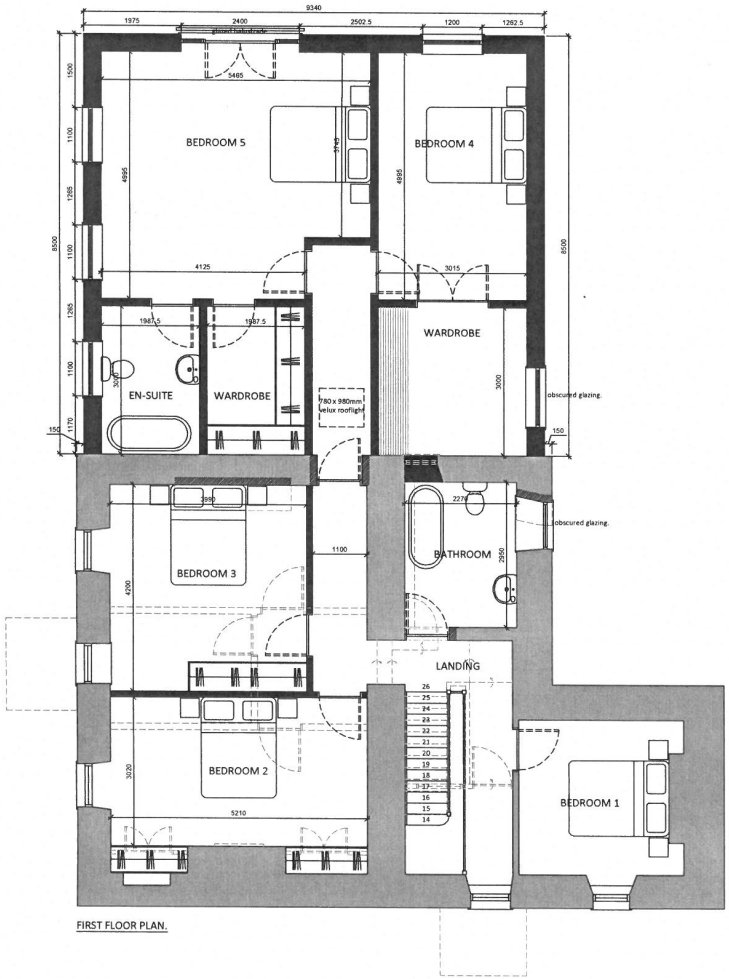



GROUND FLOOR PLAN.

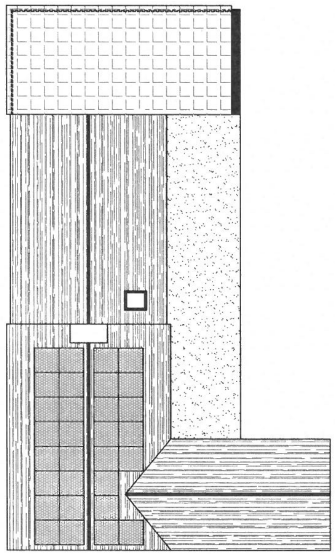
Rev A - to reflect amended design - 06/12/21

Tan Y Dderwen, Llanfihysturl, Aberystwyth, Ceredigion. SY23 5EB
01974 272848 / 07968 115919
gareth_flynn@yahoo.co.uk

| | | | |
|---|---|---|---|
| Project Title: Proposed Extension and Alterations to existing dwelling at Teify Castle, Cwmanne, Carmarthenshire, SA48 8JN. | | | |
| Drawing Title: Proposed Basement Floor Plan &Ground Floor Plan. | | | |
| Scale: 1:50@A1 | Drawn by: GF | Date: 18/10/21 | Drawing No: 2 |




FIRST FLOOR PLAN.



ROOF PLAN 1:100

Rev A - to reflect amended design - 06/12/21

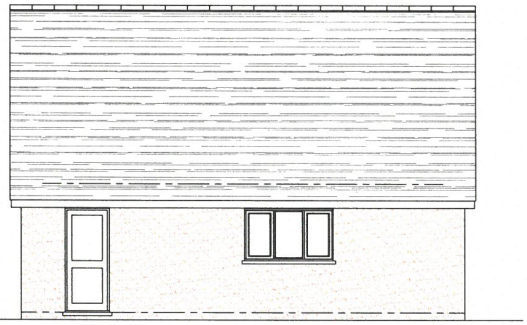
ARCHITECTURAL SERVICES

Tan Y Dderwen, Llanfihystud, Aberystwyth, Ceredigion, SY23 5ED
01974 272848 / 07969 115919
gareth_flynn@yahoo.co.uk

| | | | |
|---|---|---|---|
| Project Title: Proposed Extension and Alterations to existing dwelling at Teify Castle, Cwmanne, Carmarthenshire, SA48 8JN. | | | |
| Drawing Title: Proposed First Floor Plan & Roof Plan. | | | |
| Scale: 1:50@A1 | Drawn by: GF | Date: 18/10/21 | Drawing No: 3 |

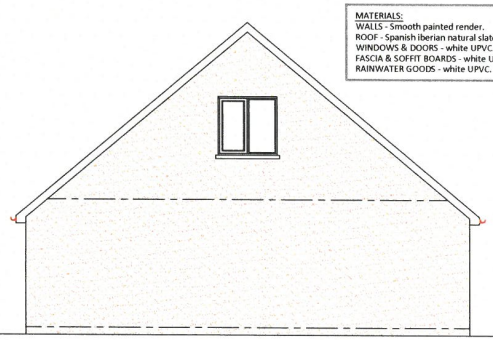


FRONT ELEVATION

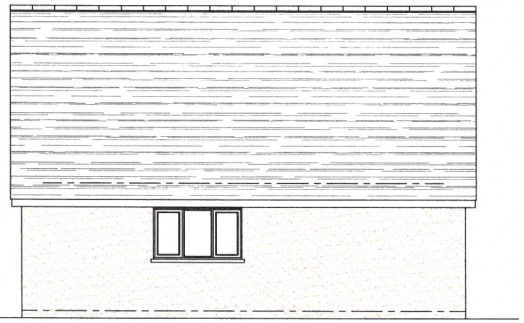


SIDE ELEVATION

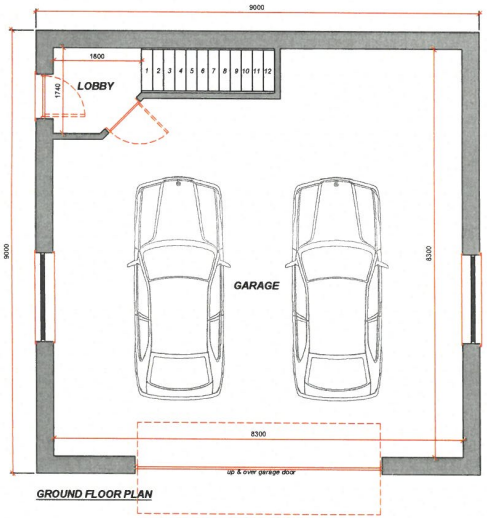
MATERIALS:
WALLS - Smooth painted render.
ROOF - Spanish iberian natural slates.
WINDOWS & DOORS - white UPVC.
FASCIA & SOFFIT BOARDS - white UPVC.
RAINWATER GOODS - white UPVC.



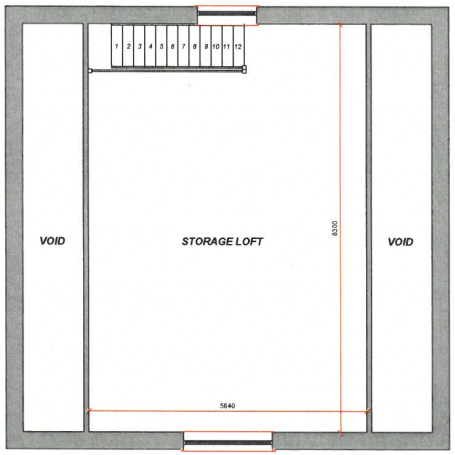
REAR ELEVATION



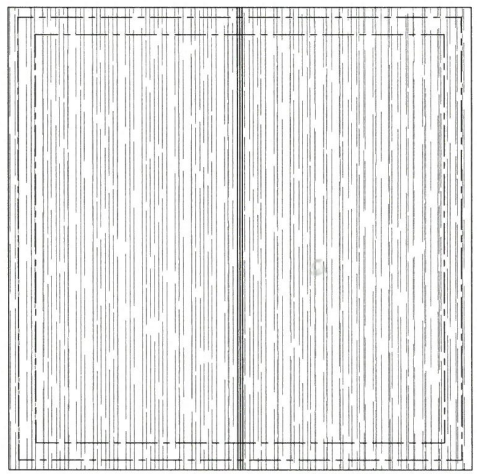
SIDE ELEVATION




GROUND FLOOR PLAN




FIRST FLOOR PLAN



ROOF PLAN

ARCHITECTURAL SERVICES
Tan Y Deierwen, Llanrhystud, Aberystwyth, Ceredigion. SY23 5EG
01974 272848 / 07969 115919
gareth_flynn@yahoo.co.uk

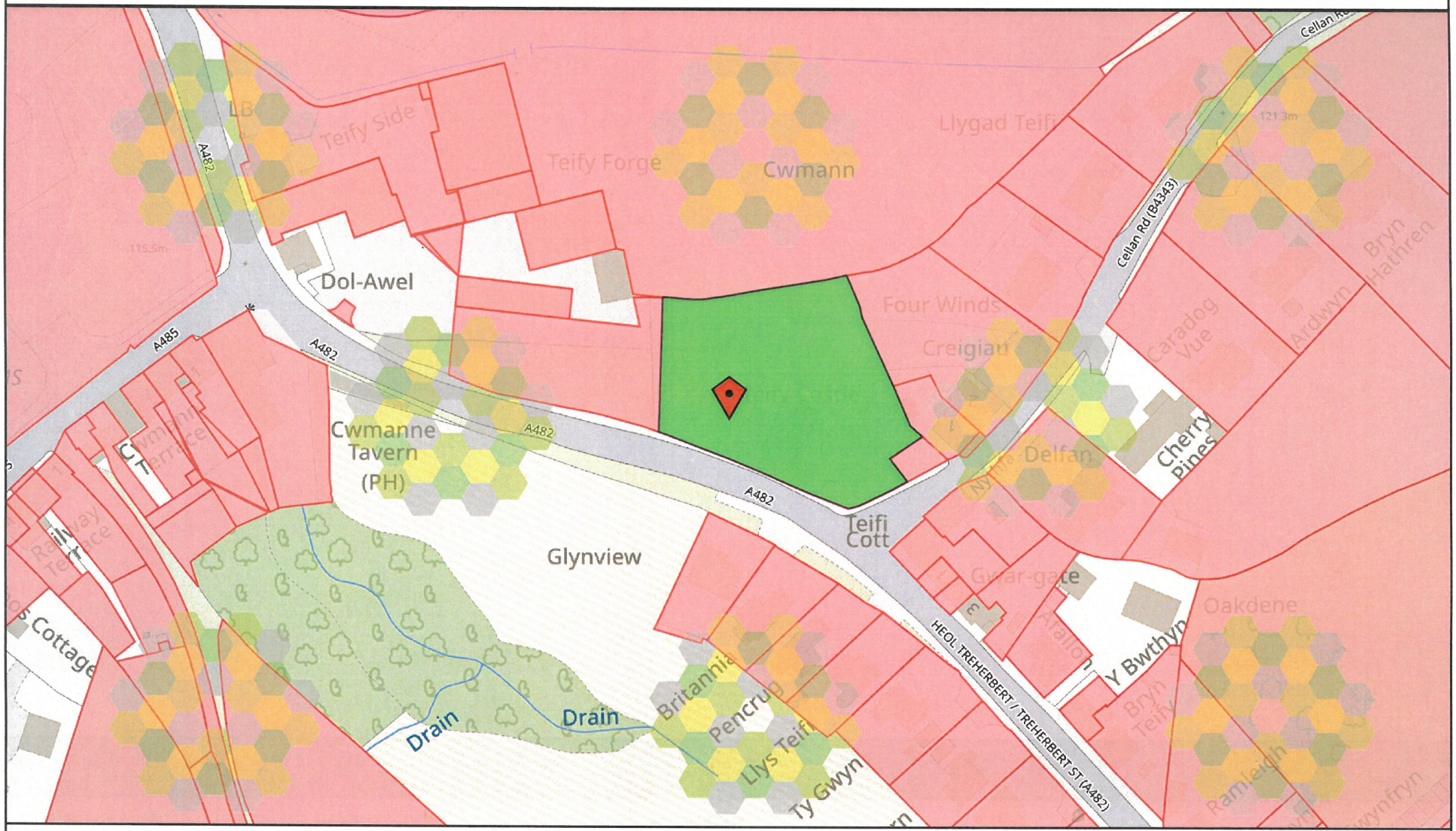
| | |
|---|---|
| Project Title | Proposed domestic garage at Teify Castle, Cwmann, Lampeter, Carmarthenshire, SA488JN |
| Drawing Title | Proposed Ground Floor Plan, First Floor Plan, Roof Plan & Elevations. |

| Scale | Drawn by | Date | Drawing No |
|---|---|---|---|
| 1:50@A1 | GF | 23/09/22 | 1 |

BETA Land Registry

# MapSearch Snapshot






0 5 10 15 20 25 30 35 40 50m

Map scale 1:1250

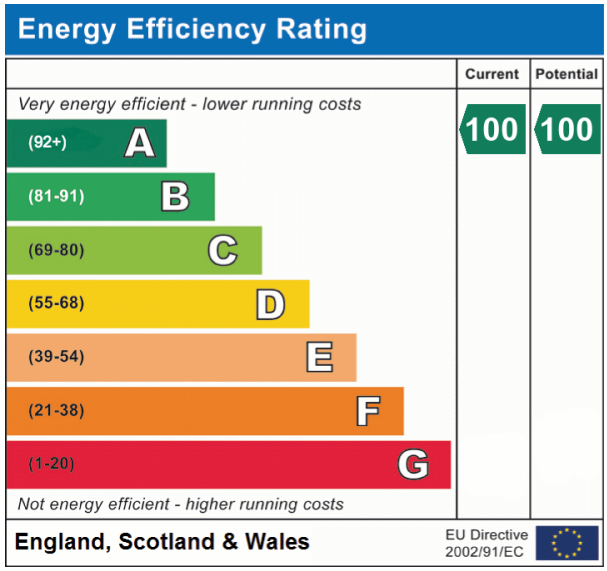
© Crown copyright and database rights 2025 Ordnance Survey AC0000851063
This map is for reference purposes only. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.
Data last updated 10:00pm 03 JULY, 2025

**Council Tax:** Band F
N/A
**Parking Types:** Driveway. Gated. Private.
**Heating Sources:** Double Glazing. Gas Central. Solar.
**Electricity Supply:** Mains Supply.
**Water Supply:** Mains Supply.
**Sewerage:** Mains Supply.
**Broadband Connection Types:** FTTP.
**Accessibility Types:** None.

**EPC Rating:** A (111)
**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

MORGAN & DAVIES
EST. 1989




## Directions

what3words will point you to where the properties lies on the map - bleaching.appointed.seat

From our Lampeter Office proceed along the A482 road towards Cwmann. On Passing E & M Motor Factors (Formerly Motor World) on your left hand side continue up the hill. Before the turning for Cellan the property will be located on your left hand side.

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 :

**Lampeter Office**
**12 Harford Square**
**Lampeter**
**Ceredigion**
**SA48 7DT**

T: 01570 423623
E: lampeter@morgananddavies.co.uk
http://www.morgananddavies.co.uk

Regulated by RICS®