



Cefn Glasfryn Manordeilo, Llandeilo, Carmarthenshire, SA19 7BE

Offers in the region of £745,000

A Superb Residential Holding of 18 acres or thereabouts set in wonderful rural location and comprising attractive Period farmhouse with adjoining 2 bedroom Barn conversion and detached 3 bedroom Barn conversion. The whole stands in a spacious courtyard with an excellent Stable block and Workshop range together with a 30m x 18m Indoor Riding School. The farmhouse retains many attractive features and provides: Fitted Kitchen/Living Room, Laundry, Sitting Room with Inglenook fireplace, Bay windowed Lounge/Dining Room, 2 En Suite Double Bedrooms, Further Double Bedroom and Bathroom. The adjoining barn comprises: Fitted Kitchen/Breakfast Room, Impressive vaulted ceiling Lounge/Dining Room, 2 Bedrooms and Bathroom. The detached barn affords: Reception Hall, Fitted Kitchen/Breakfast Room, Lounge/Dining Rm, 3 Bedrooms and Bathroom. Double Glazing. Oil Central Heating in each property. Attractive grounds. Productive pasture land and amenity grazing.

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THE FARMHOUSE



THE KITCHEN AREA



REAR PORCH

KITCHEN/LIVING ROOM 28' x 10'10" (8.53m x 3.30m)



Belfast sink unit with brass mixer tap set in granite work surface with colourful tiled surround. Comprehensive range oak front base and wall cupboards together with attractive glazed dresser style cupboard. Deep tiled recess with fitted extractor hood. Attractive illuminated bread oven. Integral fridge and freezer. Stone tiled floor. Ceiling downlighters. TV point. Radiator.

ANOTHER ROOM ASPECT



UTILITY ROOM 6'8" x 6'5" (2.04m x 1.98m)

Two oil fired boilers, one to serve the heating requirements of the house and the other serving the adjoining annexe. Plumbed for automatic washing machine. Ceiling skylight. Brick tiled floor

CLOAKROOM

Low level W.C. Brick tiled floor. Built in Airing Cupboard with insulated hot water cylinder.

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SITTING ROOM 16'6" x 14'6" (5.03m x 4.44m)



Inglenook fireplace with impressive exposed beam and stone hearth. Multi-fuel stove. Pointed stone firebreast. Exposed oak beam ceiling. Attractive open staircase to first floor. Plate rail. 2 Radiators.

ANOTHER ROOM ASPECT



LOUNGE/DINING ROOM 27'8" x 11'7" (8.44m x 3.55m)



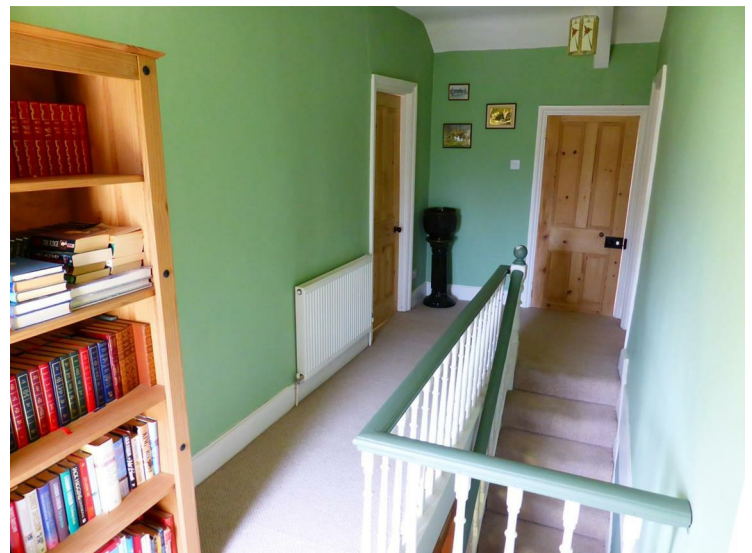
Bay window to front elevation. Feature fireplace with multi-fuel stove on granite hearth. TV point. Wall lights. 3 Radiators.

ANOTHER ROOM ASPECT



FIRST FLOOR

LANDING 18'0" x 6'3" (5.51m x 1.93m)



Access to attic. Radiator.

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BEDROOM 14'11" x 12'7" (4.57m x 3.84m)



Bay window to front providing lovely views over the Towy Valley towards the Black Mountain. Decorative cast iron and painted surround fireplace on slate hearth. Radiator.

ANOTHER ROOM ASPECT



A VIEW FROM THIS ROOM



BEDROOM 13'8" x 11'5" (4.18m x 3.48m)



Decorative cast iron and painted surround fireplace on slate hearth. Radiator.

ANOTHER ROOM ASPECT



EN SUITE 8'11" x 5'10" (2.72m x 1.80m)



Shower in tiled and glazed cubicle. Pedestal hand basin with

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mixer tap and tiled surround. Low level W.C. Wood effect laminate floor. Access to eaves cupboard. Radiator.

BEDROOM 18'0" x 12'5" (5.50m x 3.80m)



Built in range wardrobes. Views to front towards Towy Valley and Black Mountain scenery. Radiator.

ANOTHER ROOM ASPECT



EN SUITE 12'1" x 7'3" (3.70m x 2.21)



Shower bath with mixer tap and shower above. Hand basin with mixer tap. Low level W.C. Panelled walls to dado height. Built in vanity cupboard with shelves. Shaver socket. Wood effect laminate floor. Ceiling skylight. Electric towel heater. Radiator.

BATHROOM 9'2" x 5'10" (2.80m x 1.79m)



Panelled bath with tiled surround. Pedestal hand basin with tiled splashback. Low level W.C. Ceiling skylight. Towel heater. Radiator.

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THE ANNEXE

ANOTHER ROOM ASPECT 19'5" x 10'2" (5.93m x 3.10m)



A superb converted barn adjoining the farmhouse

KITCHEN/BREAKFAST ROOM 19'5" x 10'2" (5.93m x 3.10m)



1 1/2 bowl ceramic sink unit with chrome mixer tap. Fitted range cream base and wall cupboards with hardwood effect work-surface. Fitted extractor hood. Plumbed for automatic washing machine and dishwasher. Ceramic tiled floor. Vaulted beam ceiling. Open plan to Lounge/Diner. Radiator.



LOUNGE/DINING ROOM 28'2" x 16'0" (8.61m x 4.90m)



Superb vaulted exposed beam ceiling with original hay hoist wheel. Impressive oak frame window and door to front garden courtyard. Open staircase to first floor. Pointed stone wall. Mezzanine floor. Wood effect laminate floor. Telephone point. 2 Radiators.

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ANOTHER ROOM ASPECT



BEDROOM 15'11" x 8'6" (4.87m x 2.60m)



BEDROOM/STUDY 16'0" x 7'6" (4.90m x 2.30m)



Beamed ceiling with downlighters. Pointed stone wall. Pine floor boards. Radiator

ANOTHER ROOM ASPECT



Pointed stone wall.

BATHROOM 10'0" x 7'10" (3.07m x 2.39m)

Corner panelled bath with mosaic pattern tiled surround. Sauna shower cubicle. Hand basin with mixer tap. Low level W.C. Vanity light. Tiled effect laminate floor. Chrome heated towel rail. Radiator.

FIRST FLOOR

ANNEX EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	70
England & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	50	51
England & Wales EU Directive 2002/91/EC		

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THE DETACHED BARN CONVERSION



work surface. Fitted extractor hood. Plumbed for automatic washing machine. Breakfast bar. Beamed ceiling with down lighters. Stables style door to rear. Radiator.

ANOTHER ROOM ASPECT



RECEPTION HALL 27'9" x 3'11" (8.46m x 1.20m)



Exposed beams. Wood effect laminate floor. Radiator.

KITCHEN/BREAKFAST ROOM 13'0" x 12'7" (3.98m x 3.85m)



1 1/2 bowl ceramic sink unit with chrome mixer tap. Fitted range cream base and wall cupboards with hardwood effect

BOILER ROOM

with Worcester oil fired boiler and pressurised hot water cylinder.

LOUNGE/DINING ROOM 20'11" x 13'0" (6.39m x 3.98m)



Wood effect laminate floor. Ceiling beams. Wall lights. Radiator.

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ANOTHER ROOM ASPECT



BEDROOM 12'11" x 12'7" (3.96m x 3.85m)



Beamed ceiling with down lighters. TV point. Radiator

BEDROOM 12'10" x 12'7" (3.92m x 3.86m)



Exposed beam. Ceiling down lighters. Walk in wardrobe with hanging rail and shelves. Radiator

BEDROOM 11'6" x 9'7" (3.53m x 2.94m)

Wood effect laminate floor. Telephone and TV point. Radiator.

BATHROOM



Panelled bath with shower above and tiled surround. Pedestal hand basin with tiled splash-back. Low level W.C. Vanity light and shaver socket. Slate effect tiled floor. Heated towel rail

ANOTHER ROOM ASPECT 12'10" x 12'7" (3.92m x 3.86m)



CEFN GLASFRYN BARN EPC

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

OUTSIDE

The property is approached from the county road via a gated entrance that leads into a spacious hard core courtyard around which the properties and farm buildings are arranged.

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THE FARM BUILDINGS

An extensive and versatile range of buildings which are presently used for equine purposes in the main but offering potential for a variety of livestock farming enterprises. They comprise

BUILDING 1 98'5" x 600'4" (30m x 183)



A Steel portal frame building which is arranged in two main sections. One area is devoted to workshops whilst the other is converted into a good airy stable block with eight loose boxes and holding pen. Four of the boxes measure 4.4m x 3.50m approx and the other four 4.70m x 3.60m approx. Within this area there is a Feed Room with sink unit together with an enclosed Tack Room

ANOTHER BUILDING ASPECT 98'5" x 600'4" (30m x 183)



BUILDING 2 98'5" x 59'0" (30m x 18m)



A steel frame building with block wall surround and profile sheeting sides. Gated entrance

AN INTERNAL ASPECT OF THIS BUILDING 98'5" x 59'0" (30m x 18m)



TURNOUT YARD

This is located between the two principal buildings and provides access to a spacious gravel yard and exercise paddock.

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TRADITIONAL BUILDINGS



An attractive stone built slated roof range adjoining the Barn annexe and offering potential for further conversion, subject to obtaining the appropriate consents. This building is arranged in three areas being former Cowshed and Loose boxes. They measure 5.65m x 4.07m; 7.90m x 5.62m and 8.65m x 5.44m

2 BRICK BUILT STORE SHEDS

GROUND

The property stands within a spacious courtyard. To the front of the is an attractive enclosed lawned garden which opens to the side elevation to a further expanse of lawned garden throughout which there are a variety of shrubs.

LAND



This is located in the main to the side and rear of the homestead and is arranged in good size enclosures of pasture land and amenity grazing. The fields and well fenced/hedged with gated access to each enclosure.

N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their

Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

SERVICES

We are advised that the property is connected to mains electricity and water (metered to each property). Private drainage. Oil fired heating to each property.

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

COUNCIL TAX

We are advised that the properties are in the following Bands Farmhouse 'G' - £2,084.82 payable for the year 2014/15 Annexe Detached Barn

EDUCATION

A wide range of state schools are to be found in Llangadog, Llandeilo, Ffairfach and Carmarthen (Welsh language secondary) - www.carmarthenshire.gov.uk. Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools www.isc.co.uk)

SPORTING AND RECREATIONAL

There are wonderful opportunities for walking, riding and cycling from the property. The Rivers Towy and Cothi are noted for their fishing, membership of associations in by application. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

LOCATION

Cefn Glasfryn is situated in a lovely rural location above the village of Manordeilo in the Towy Valley noted for its scenic beauty. It is approximately 4 miles from the Market town of Llandeilo which provides a good range of amenities together with rail link on the 'Heart of Wales' line. The county administrative town of Carmarthen is approximately 19 miles and the M.4 motorway can be joined at Pont Abraham providing access to the University city of Swansea and of course is the main route to the rest of the country.

DIRECTIONS

From Llandeilo the property is located by taking the A.40 towards Llandovery for approximately 2 miles. Take the left hand turning to the village of Cwmifor, proceed through the village on onwards for just over two miles when Cefn Glasfryn will be found on the left hand side.

VIEWING

By appointment with BJP

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or

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UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a PROBLEM Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY& VALUATION

WEBSITE ADDRESS

Carmarthen 01267 236363 Llandeilo 01558 822468
Haverfordwest 01437 763198 View all our properties on:
www.bjpco.com www.rightmove.co.uk www.zoopla.co.uk
www.primelocation.com

