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## Lletycaru Farm, Croesyceiliog, Carmarthen, Carmarthenshire, SA32 8DR

**Offers Around £640,000 ono**

One of the best looking properties currently on the market. This beautifully refurbished yet charming DETACHED 4/5 BED FORMER FARMHOUSE exudes charm and elegance. Surrounded by approx 1.797 ACRES GROUNDS (APPROX 0.8 ACRES BEING WOODED GROUNDS) this property comprises 2 SPACIOUS LIVING ROOMS, A LUXURY KITCHEN, 4 FIRST FLOOR BEDROOMS (1 en-suite) a shower room and a separate DETACHED 1 BED ANNEX – perfect for guests or dependent relatives or as a private OFFICE SPACE. Although privately set in a tranquil private setting the county town of Carmarthen and the M4 extension is a mere 6 minute drive away.

HIGHLY RECOMMENDED.

## LOCATION & DIRECTIONS

What3words Location: <https://w3w.co/nagging.spruced.bossy>  
Very conveniently set at OS Grid Ref SN 412 164 at the end of a short private drive, approx half a mile from the village of Croesyceiliog and approximately 3 miles from the centre of Carmarthen. Being the county town, Carmarthen offers a fantastic range of amenities including a mainline train station, regional hospital, multi-screen cinema, shopping centres, numerous large supermarkets, secondary schools etc, while Swansea is approximately a 35 minutes drive away along the A48. From Carmarthen take the A484 (as if heading towards Kidwelly) proceeding past Morrisons and Halfords and after approximately 400 yards turn right the next roundabout (signposted "Croesyceilog" and "Ysgol Bro Myrddin"). After approx 1 mile and on entering the village turn left and continue for approx a quarter of a mile and the entrance will be seen on the right.

## CONSTRUCTION

We understand the property was built circa 1800 of solid stone walls with elevations part rendered and painted and part exposed, under a pitched tiled roof to provide the following beautifully refurbished accommodation. FRONT ENTRANCE HALLWAY with a hardwood floor and wide staircase to the first floor.

## COUNCIL TAX

We understand the property is in Council Tax band F and that the Council Tax payable for the 2023 / 2024 financial year is £2,571 which equates to approximately £214.25 per month before discounts.

## LIVING ROOM

22'9" x 14'7" (6.957 x 4.448)



Hardwood floor with a feature inglenook fireplace, French doors to the gravelled front, integrated spotlights, good sized dining area and slate window sill.

## KITCHEN

16'7" x 8'11" (5.062 x 2.743)



Beautifully fitted with a modern range of units comprising a brushed aluminium Sterling cooking range with a 5 ring induction hob, an integrated dishwasher, a Belfast sink, brushed aluminium extractor fan and splashback, marble worktops and a marble topped breakfast island. Space for an American style fridge / freezer.

## SITTING ROOM / BEDROOM 5

14'9" x 14'6" (4.496 x 4.439)



Hardwood floor with French doors to the front, decorative fireplace and a good sized under-stairs storage cupboard.

## UTILITY ROOM

10'10" x 8'7" max (3.312 x 2.623 max)



Tiled floor, plumbing for an automatic washing machine, ample storage space and hot water tank. The oil fired boiler is outside.

## DOWNSTAIRS TOILET

4'0" x 4'0" (1.229 x 1.229)

WC and pedestal washbasin.

## BOOT ROOM

8'11" x 7'5" (2.743 x 2.269)



Having a flagstone floor, tongue and groove paneled walls and half glazed rear door.

## FIRST FLOOR

LANDING with integrated spotlights.

## MAIN DOUBLE BEDROOM 1

15'2" x 14'8" (4.627 x 4.479)



A gorgeous room with a hardwood floor and exposed roof trusses.

## ENSUITE SHOWER ROOM

6'8" x 5'9" (2.047 x 1.768)



Part tiled and fitted with a white 3 piece bathroom suite comprising a WC, corner shower cubicle and pedestal washbasin.

## WALK IN DRESSING ROOM

5'7" x 4'1" (1.716 x 1.251)

## DOUBLE BEDROOM 2

15'1" x 10'7" (4.603 x 3.243)



Exposed roof truss and integrated spotlights.

## DOUBLE BEDROOM 3

11'7" x 10'10" (3.541 x 3.316)



Having a built in hanging wardrobe, a loft access and integrated spotlights.

## BEDROOM 4

18'6" max x 9'4" max (5.650 max x 2.869 max)



With a sloping ceiling and a Velux style roof light to the rear.

## FAMILY SHOWER ROOM

8'2" max x 7'2" (2.5 max x 2.2)

With a large walk-in shower, wall mounted heated towel rail, WC, sink and Velux style roof light.

## EXTERNALLY

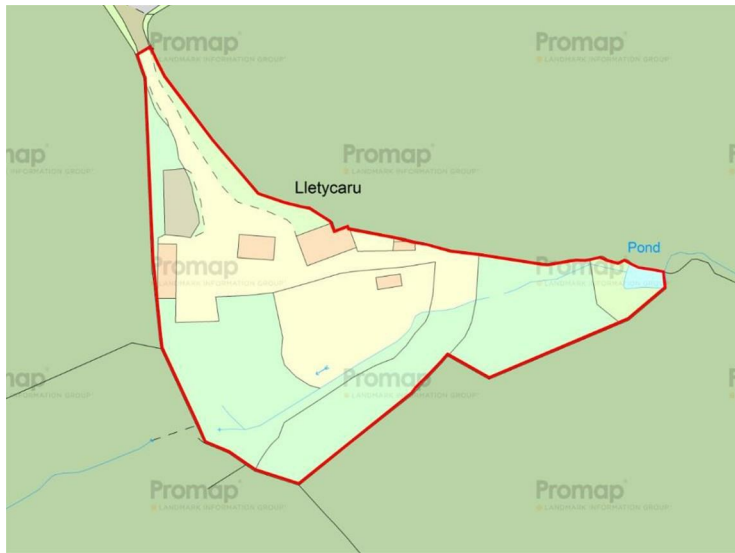


The property is accessed via a short tarmac drive, leading to a good size tarmac hard-standing; big enough to park at least 10 vehicles. Next to the hard-standing there is a DETACHED COTTAGE comprising a kitchen, living room, small bathroom and mezzanine bedroom. This building would be perfect as a home office or as self contained accommodation for dependent relatives or as a holiday let. To the other side of the hard-standing, there is a block built range of buildings measuring approx 50' x 18' and comprising 2 x LARGE GARAGE / WORKSOPS and 3 DOG KENNELS. This building could "Potentially be developed for holiday lets" subject to the necessary consents. To the front of the dwelling there is a good sized lawned area with a small stream and an approx 0.85 acre wooded area.

## SERVICES

Mains electricity, mains water and private drainage. Full fibre internet. Full oil central heating "serviced regularly". Full double glazing. NB: Since the current EPC was calculated, the boiler has been replaced and all the bedroom ceilings have been insulated and plaster boarded, which should make a big improvement in the figures if a new EPC was undertaken.

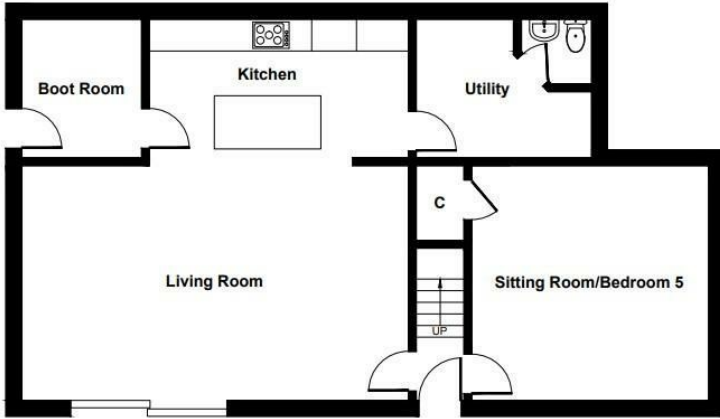
## BOUNDARY PLAN



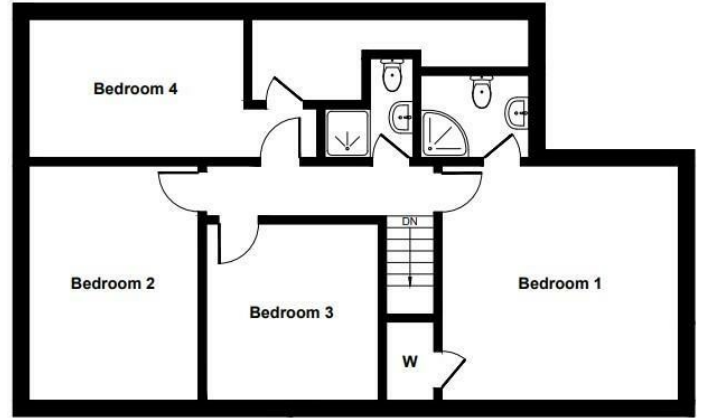
PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

### AGENTS NOTE

Internal photos of the annexe are available on request to the Evans Bros Carmarthen office. 01267 236611.



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	<b>66</b>
(21-38) <b>F</b>	<b>37</b>
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	



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