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Bryniau Uchaf Rhydcymerau, Llandeilo, Carm, SA19 7RN

Guide Price £450,000

Peacefully located approximately 15.5 acre smallholding comprising a character 3 bedroom, stone and slate, double glazed, centrally heated farmhouse with attached stone barn (ideal for conversion - subject to planning). Good range of modern and traditional outbuildings. Useful grazing land with some woodland. Ideal equestrian holding.

Located about 3 miles from the Market Town of Llanybydder, 20 minutes drive from the Market Town of Llandeilo.

The detached house, built of stone under a pitched slate roof with later rear extension, provides the following oil centrally heated, upvc double glazed, character, homely :

ACCOMMODATION



(Dimensions approx) All principal rooms have adequate power points and central heating radiators.

LOCATION



Located about 3 miles from the Market Town of Llanybydder which provides a good range of everyday facilities and amenities including Primary School, Doctors Surgery, a popular bakery, off license shops etc. The property is also only a 20 minutes drive from the Market Town of Llandeilo.

Rear Entrance Door to

Kitchen

11'6 x 9'9" (3.51m x 2.97m)



Wall and base storage units, working surfaces, single drainer sink h/c, part tiled walls, tiled floor.

Utility Room off



Plumbing for washing machine and dish washer.

Shower Room



With wc and wash hand basin.

Sitting/ Dining Room
15' x 7'4" (4.57m x 2.24m)



"Morso" Log burner, timber flooring.

Lounge/ Living Room
21'9" x 14'9" (6.63m x 4.50m)



Feature Inglenook with wood burner stove, timber flooring, staircase to :

FIRST FLOOR
Spacious landing.

Double Bedroom
10'9" x 8'7" (3.28m x 2.62m)



Single Bedroom
8'2" x 7'7" (2.49m x 2.31m)



Master Bedroom
15'3" x 10'10" (4.65m x 3.30m)



En-Suite



Bath, wc, wash hand basin.

EXTERNALLY



Old stone barn attached to the house, ideal for conversion into further living accommodation, subject to the necessary consents.

GARDENED AREA



To the rear of the property is a lawned area with far reaching countryside views.

Dilapidated Stone Outhouse

General purpose Outhouse

45' x 15' (13.72m x 4.57m)



Box profile roof, concrete floor with electricity supply.

4 Bay steel frame Building

60' x 47' (18.29m x 14.33m)



with Lean to's.

THE LAND



Extends, we are informed, to circa 15.5 acres, mainly sloping pastureland with stream boundary, woodland and pond.

SERVICES

Mains electricity, bore hole water supply, private drainage.

DIRECTIONS

From the Llanybydder cross roads take the B4337 Llandeilo road, proceed for about 4 miles to the village of Rhydcymerau. On leaving the village, on a sweeping right hand bend, with a stone barn in from of you, turn left, proceed for 1 1/4 miles to the property on your right, with a Evans Bros For Sale board thereon.

What3words cosmic.concerned.lecturers

COUNCIL TAX BAND 'A'

We understand the property is in council tax band 'A' with the amount payable per annum being £1272.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		74
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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