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Panteg Maescrugiau, Pencader, Ceredigion, SA39 9LT

Guide Price £365,000

Idyllic 2.7 acre (with option of a further 1.1 acre) country holding with elevated views across the river Teifi. The quaint & attractive 3/4 bed roomed stone cottage is thought to date back to the 1800's and enjoys a south facing location & attractive gardens comprising greenhouse & vibrant plants & shrubbery. There is also an attached store shed with potential for conversion to further accommodation (STC) First time on the market in over 50 years, an opportunity not to be missed!

Location



Enviously located, nestling in the mid reaches of the Teifi valley in an elevated position overlooking the river Teifi & enjoying an attractive south facing position with far reaching views. The property lies in the rural community of Maesyrcrugiau, some 4 miles from the traditional Teifi valley and market town of Llanybydder, also convenient to Llandysul, Newcastle Emlyn and some 15 miles from the county town and administrative centre of Carmarthen to the south. 30 mins drive from the West Wales Heritage Coastline.

Description



The homely and quaint detached stone cottage provides flexible accommodation with up to 4 bedrooms and 2 living rooms, the accommodation is triple & double glazed, economy 7 heated with insulation and provides a characterful home with further potential for conversion of an attached store shed into further accommodation (subject to any necessary consents)

Front Entrance Door

Reception Hallway

with staircase to first floor, under stairs storage cupboard

Front Sitting Room / 4th Bedroom

13'9" x 9'2" (4.19m x 2.79m)



Equally suitable as a downstairs bedroom if required or as a second front lounge/living area.

Living Room

13'7" x 10'5" (4.14m x 3.18m)



A welcoming living room with open fireplace, access to airing cupboard.

Living Room 2

13'2" x 12'2" (4.01m x 3.71m)



with gas fire

Rear Dining Room

17' x 8'6" (5.18m x 2.59m)



Being an extension to the rear of the property with oil fired Rayburn for cooking and domestic hot water.

Kitchen

8'7" x 6'4" (2.62m x 1.93m)



being part tiled with a range of base & wall units, single drainer sink h/c, built in gas hob with extractor hood over, door to;

Bathroom

5'5" x 5' (1.65m x 1.52m)

with bath, pedestal wash hand basin & toiletries cabinet

Lean to Store Room

15'7" x 7'6" (4.75m x 2.29m)

currently utilised as a larder/pantry

Utility Room

with rear access door & plumbing for automatic washing machine

Double Garage

28'8" x 12'2" (8.74m x 3.71m)

with up and over doors

FIRST FLOOR

Landing

with views across the river Teifi.

Bedroom 1

13'9" x 9'5" (4.19m x 2.87m)



with skylight

Bedroom 2

14'1" x 10'1" (4.29m x 3.07m)



with skylight & access through to;

Bedroom 3

14'1" x 12'2" (4.29m x 3.71m)



with skylight

Attached Shed

14'1" x 12'2" (4.29m x 3.71m)

Box profile shed attached to the dwelling with potential for conversion to further accommodation (STC), currently utilised as log store & store shed.

Externally



Attractive gardens laid to plants & shrubbery with greenhouse, lawned area to the front & ample off-road parking.

Former Old Dwelling House



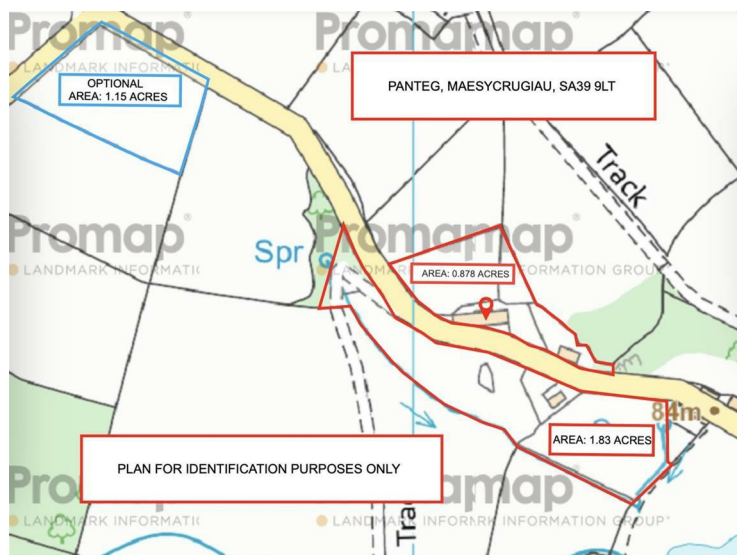
Situated just down the road, we understand was a dwelling some 80 years ago.

The Land



Extends we understand to 2.7 acres with some sloping land to the rear of the house, the majority of the land lies opposite the quiet council bye road through 3 further pasture paddocks with dutch barn & 2 further store sheds.

Plan



Optional Land



There is an option to purchase an additional approx 1.1 acres, most convenient pasture paddock just up the road from the main property, being level in nature, suitable for grazing or cropping & easily accessible with roadside frontage. Price by valuation.

Council Tax Band 'E'

We understand the property is in council tax band 'E' with the amount payable per annum being £2333.

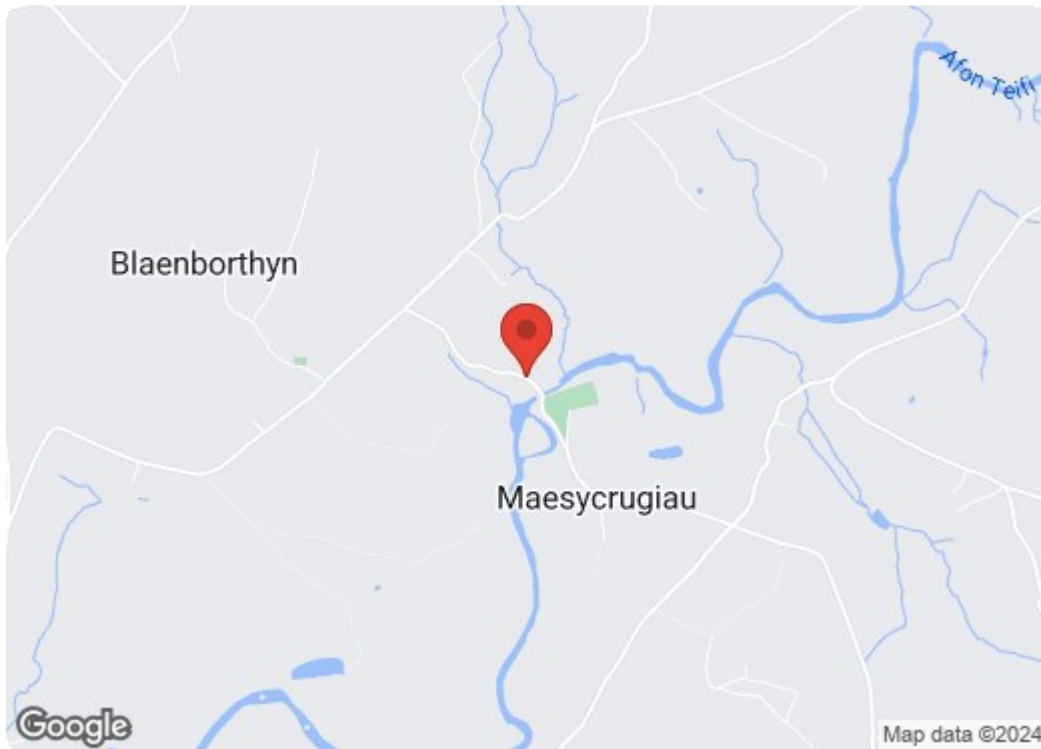
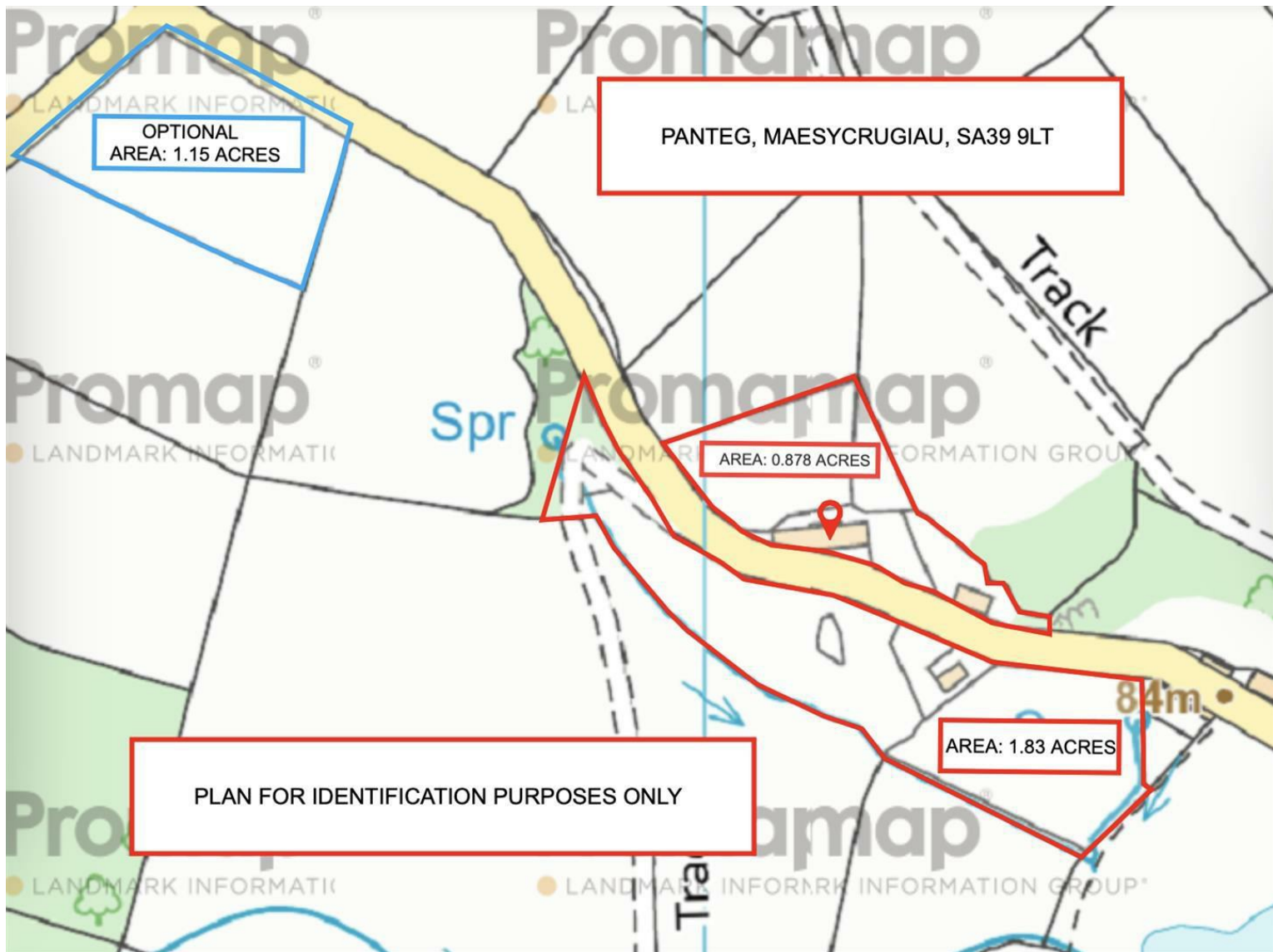
Services

We are informed the property benefits from water through a private well with mains water to the garage, mains electricity, private drainage, economy 7 heating.

Directions

What3Words: swanky.fortnight.reform

From Llanybydder take the A485 towards Llanllwni, as you come into the village of Llanllwni, turn right down the junction opposite Celtic garage, follow the road to the junction and turn right, follow along this road for approximately 2 miles, down past Llanllwni church and over Maesyrcrugiau bridge, the property can then be found halfway up the road on your right hand side as identified by the agents for sale board.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(39-54) E		
(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		
(92 plus) 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		
England & Wales EU Directive 2002/91/EC		



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