

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895

[www.evansbros.co.uk](http://www.evansbros.co.uk)

 OnTheMarket.com

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE  
Tel: (01570) 480444 Fax: (01570) 480988 E-mail: [llanybydder@evansbros.co.uk](mailto:llanybydder@evansbros.co.uk)



**Penffordd, Penffordd, Llanybydder, Ceredigion, SA40 9XE**

**Asking Price £560,000**

A delightful 16.3 acre smallholding, first time on the open market! Character 3 bedroomed bungalow residence dating back to the 1800's, now with the benefit of oil central heating, part double glazed. The property enjoys extensive external space with lawned garden, vegetable patch & extensive outbuildings with conversion potential (STC). Excellent level pasture in 5 compact, convenient enclosures suitable for grazing / cropping & with superb open views over the Teifi Valley.

## Location



Situated adjoining a quiet council bye road, the property is approximately 3 miles from the Teifi valley and market town of Llanybydder, renowned for its popular livestock market with a good range of everyday facilities including shops, public houses, doctor's surgery, chemist etc. The property is also convenient to the larger town of Lampeter and within easy travelling distance of the larger administrative town of Carmarthen to the south whilst being 30 mins inland from the renowned West Wales Coastline with its many sandy beaches & secluded coves.

## Description



A lovely rural 16.3 acre holding with a character 3 bedroomed detached bungalow with the benefit of oil central heating via 'Stanley' range, part double glazed & spacious rooms with lots of potential. The stone and slate property that dates back to the 1800s provides comfortable & homely accommodation & affords more particularly the following -

### Front Entrance Door to -

## Reception Hallway



Being a spacious entrance with access to insulated loft space

## Sitting Room

13'7" x 11'9" (4.14m x 3.58m)



with open fireplace

### **Kitchen / Diner**

16'5" x 13'7" (5.00m x 4.14m)



A large space being the heart of the home with oil 'Stanley' range which runs the heating, base and wall units, single drainer sink h/c, airing cupboard.

### **Utility Room**

7'9" x 7'7" (2.36m x 2.31m)



Quarry tiled floor, base & wall store units, single drainer sink h/c, plumbing for automatic washing machine

### **Rear Cavity Wall Extension**



### **Bathroom**

7'7" x 7'1" (2.31m x 2.16m)



A fully tiled suite having bath with 'Triton' shower over, WC, pedestal wash hand basin & extractor fan

### **Rear Entrance Door**

**Double Bedroom**

13'7" x 8'6" (4.14m x 2.59m)



access to loft space

**Double Bedroom**

15' x 9'3" (4.57m x 2.82m)



access to loft space

**Double Bedroom**

14'8" x 8'6" (4.47m x 2.59m)



with fitted cupboard

**Externally**



The property benefits from lovely spacious grounds made up of lawned gardens & several outbuildings / outhouses.

**Former Dwelling**

Attached to the dwelling is an approx 30' x 15' stone corrugated iron roof former dwelling with potential for reinstating (subject to any necessary consents)

**Spacious Lawned Gardens**



## Vegetable Garden



with attractive flowers, shrubs & sheltering woodland.

## Brick Barn



corrugated iron roof barn with lean to cowshed

## Dutch Barn

## Dutch Barn



with lean to

## Two Further Detached Outhouses

## The Land



Extending to approx 16.3 acres in 5 compact, convenient, level pasture fields, suitable for grazing & cropping with extensive road frontage & superb open views over the Teifi Valley. Mains water supply to one field.

## Council Tax Band 'D'

We understand the property is in council tax band 'D'.

## Services



We are informed the property is connected to main water, electricity, private drainage, part double glazed & oil central heating via stanley range.

## Directions

What3Words: decoder.hairstyle.intricate

Travel along the Lampeter - Newcastle Emlyn main road, reaching the hamlet of Cwmsychpant from the Lampeter side, turn left & proceed on this road for approx 1 1/2 miles. Penffordd can be found on your left with an Evans Bros 'smallholding for sale' board thereon.



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>			
(21-38) <b>F</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 	



5 NOTT SQUARE, **CARMARTHEN**,  
CARMARTHENSHIRE, SA31 1PG  
Tel: (01267) 236611



39 HIGH STREET, **LAMPETER**,  
CEREDIGION, SA48 7BB  
Tel: (01570) 422395



1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
Tel: (01545) 570462