



www.evansbros.co.uk

 OnTheMarket.com

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



Penffordd Penffordd, Llanybydder, Ceredigion, SA40 9XE

Asking Price £450,000

A delightful 6.6 acre smallholding (with optional extra land), first time on the open market! Character 3 bed roomed 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 6.6 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 6.6 acres in 3 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.

Optional Land



There is the option of purchasing an additional approx 9.3 acres (marked in blue on plan) by separate negotiation.

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		98
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(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



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