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**Swyndwr Maesycrugiau, Carmarthenshire, SA39 9DJ**

**Guide Price £525,000**

Peace & tranquility in abundance! Situated on a quiet country road with glorious views over the river Teifi from an elevated, architecturally designed country lodge with generous gardens & a further 5 acres of grazing/cropping land with some woodland. This oil centrally heated & timber effect double glazed property boasts 4 bedrooms, 2 en-suites & a further bathroom along with a spacious open plan living room & kitchen/diner space with a wonderful conservatory / breakfast room overlooking its land & the meandering river Teifi. The dream rural retreat. (option of additional land if desired)

**\*\* AVAILABLE CHAIN FREE \*\* \*\* WITH 1/2 A MILE OF FISHING ON THE TEIFI\*\***



## Location



The property lies in the rural community of Maesycrugiau, 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. The property is situated along a quiet country lane, further adding to the appeal of the holding.

## Front Entrance Storm Porch

with front entrance door to -

## Entrance Hallway

11'2" x 6'2" (3.40m x 1.88m)



with timber flooring, storage cupboard & radiator

## Living Room

20' x 16'1" (6.10m x 4.90m)



A lovely open plan living space with exposed high ceilings giving it a luxury feel with picture window overlooking the land & the river Teifi, radiator & door to -

## Conservatory / Breakfast Room



Perfectly positioned to give you sublime elevated views over the meandering river Teifi, with french doors to grounds at rear, stripped timber flooring & radiator.



### **Kitchen / Diner**

20' x 9'4" (6.10m x 2.74m/1.22m)



Open plan kitchen / dining space being part timber, part tiled with high ceilings, a range of base units, single drainer sink h/c, plumbing for automatic washing machine, integrated dishwasher, space for fridge / freezer, cooker, radiator, front picture window & door to -



### **Cloakroom**

walk in storage area with shelving & door to -

### **Storage Cupboard**

### **Inner Hallway**

18'6" x 3'3" (5.64m x 0.99m)



### **Bedroom 1**

12'6" x 10' (3.81m x 3.05m)



with timber flooring, wardrobe hanging space & shelving, radiator & large picture window with lovely view over open countryside & the river Teifi.



### Bedroom 2

12'10" x 12'5" (3.91m x 3.78m)



with timber flooring, radiator & picture window with view over open countryside & the river Teifi.

### En-suite



with walk in shower, wash hand basin with vanity unit, WC, heated towel rail & extractor fan

### Bedroom 3

9'5" x 7'4" (2.87m x 2.24m)



front double bedroom with timber flooring & radiator

### Bedroom 4

16'2" x 9'10" (max) (4.93m x 3.00m (max))



with large picture window to the front & side providing lovely views over gardens & land & providing plenty of natural light, wardrobe / shelving & radiator



## En-suite



with bath, WC, pedestal wash hand basin, shaver point, ring towel holders & extractor fan

## Shower Room

7'6" x 6'1" (2.29m x 1.85m)



Spacious suite with shower cubicle, WC, wash hand basin, shaver point, heated towel rail & base storage units

## Externally



The property has the benefit of largely private grounds, secured by a gated entrance & mature, tall hedgerows. Within the spacious grounds surrounding the lodge is a gravelled

forecourt providing ample parking, various mature shrubbery & plants & a patio seating area. To the side & rear of the property is a generous sized lawned garden with evergreen trees to one side, fenced rear boundary with a pedestrian gate to the land & further seating area, rear decking & patio.

## Basement

Very spacious providing great storage or with potential for further accommodation (stc), with oil fired boiler

## Lawned Gardens



Private & generous lawn with fruit trees & superb views.

## The Land



Extending to approx 5.2 acres of largely good quality cropping / grazing meadowland with a beautiful backdrop, bordering the river Teifi along with 1 1/2 mile of particularly valuable exclusive upstream fishing rights, adding to the wider appeal of the property. There is also some 1/2 an acre of woodland bordering the river Teifi, providing a more diverse appeal to the land as a whole.



## Kennel



## Optional Land

Option of purchasing a further approx 16 acres by separate negotiation.

## Services

We understand that the property is connected mains water & electricity, private drainage, oil fired c/h, full fibre is available at the property subject to any connection charges.

## Council Tax Band 'E'

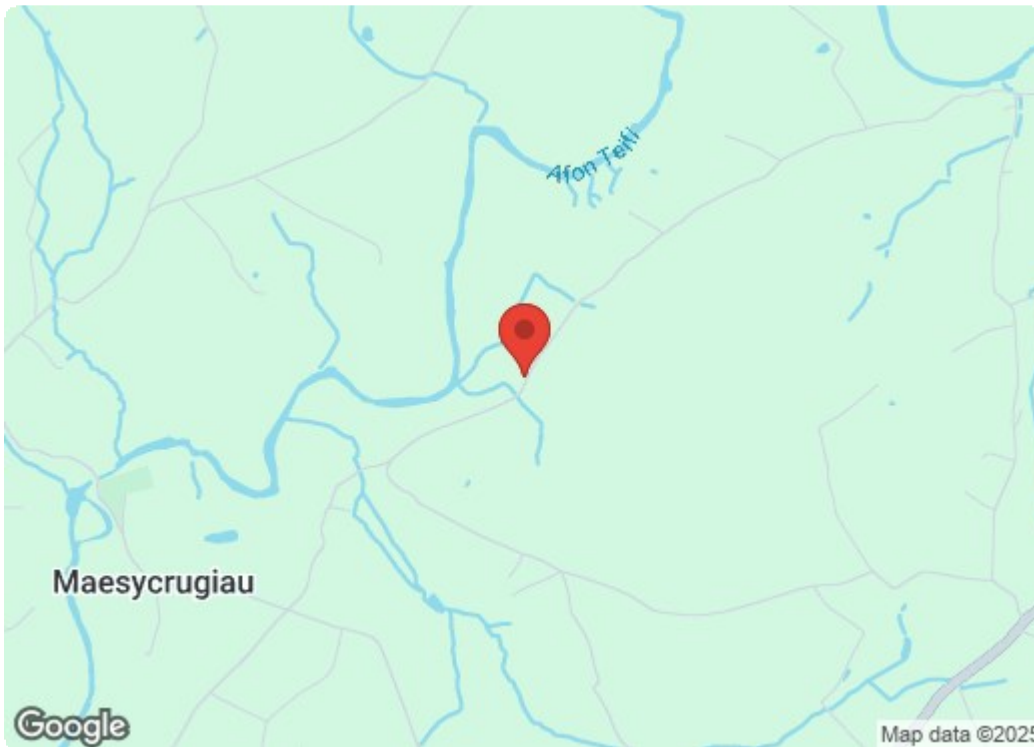
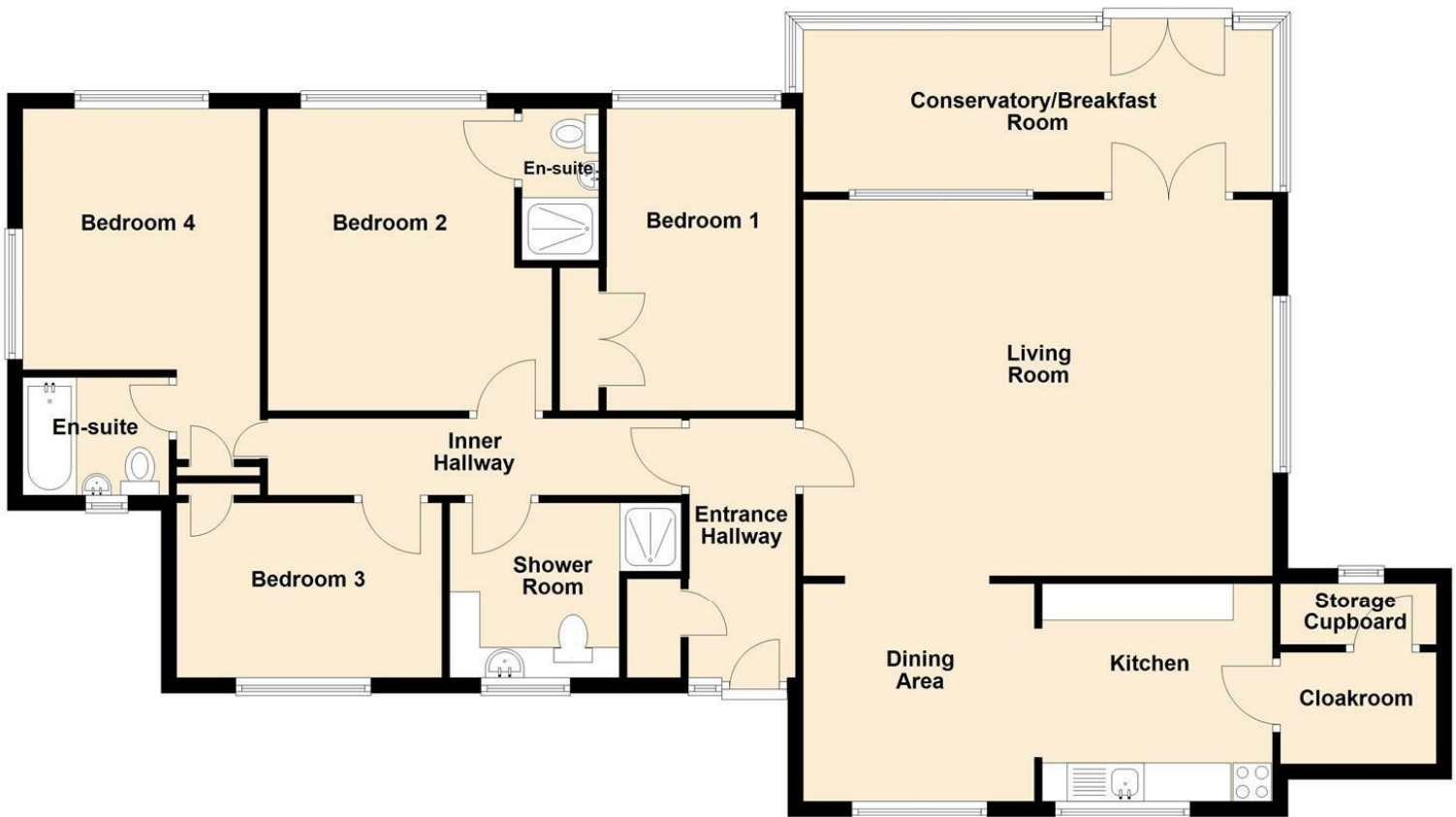
We understand that the property is in council tax band E with the amount payable per annum being £2503.

## Directions

What3Words: easy.situates.loves

From Llanybydder take the A485 Carmarthen road south, continue for approximately 2 miles, take a right hand turning towards Maesycrugiau just before the bridge, continue past a farm on your left for a mile or so, the property can then be found on your right hand side as identified by the agents for sale board.

## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>55</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		



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