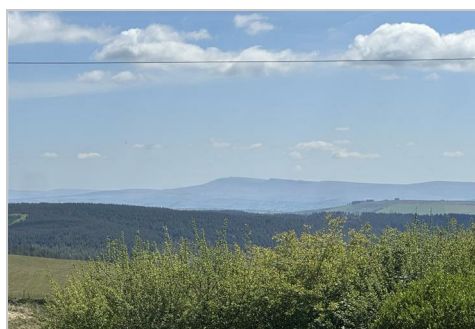


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Blaencwm Rhydcymerau, Llandeilo, SA19 7RD

Guide Price £295,000

A secluded country holding with endless potential. With outstanding far reaching unspoilt views & extensive vibrant gardens along with an adjacent paddock, in all approx 1 acre, this property is a dream for those looking to put their own stamp on a property in need of refurbishment and create a home for life. This property is presented to market for the first time in over 50 years & provides an attractive south facing 3 bedroomed character stone house along with a detached barn with annexe potential (STP). MAY BE AN OPTION OF FURTHER LAND AT A LATER DATE TO BE DISCUSSED WITH THE SELLING AGENTS.

Location



Delightfully situated in serene surroundings on the edge of the rural hamlet of Llidiad Nennog, near the Brechfa Forest with miles of open outriding / walking on your doorstep. The property is ideally located for those looking for peace & quiet & privacy with great far reaching views. The market town of Llanybydder is only some 4.5 miles away which provides ample everyday amenities including Primary School, Doctors Surgery, Bakery, Off-License shops etc. Within easy travelling distance to the Ceredigion Heritage Coastline to the West & some 10 miles from the University and Market Town of Lampeter to the North. 19 miles north of the administrative town of Carmarthen which provides good access to the M4, along with rail transport and further services.

Description



The placing of Blaencwm on the market offers prospective purchasers with a rare opportunity of purchasing a property in this scarce & desirable location with incredible views over the valley. The 3 bedroomed stone house has several redeemable character features and despite being in need of renovation has a huge amount of potential as a family home. The property affords more particularly the following -

Front Entrance Lean-to Porch



with original quarry tiled flooring & front entrance door to -

Kitchen

12' x 9' (3.66m x 2.74m)



With attractive original quarry tiled flooring, single drainer sink, base units, shelving, plumbing for automatic washing machine, space for cooker & doors to -

Rear Storage Space

with rear window

Bathroom

8'7" x 5'2" (2.62m x 1.57m)



To the rear having bath, pedestal wash hand basin, towel rail, WC & shelving.

Living / Dining Room

21'7" x 14'6" (6.58m x 4.42m)

A spacious room with great potential benefitting from a solid fuel fired rayburn (heats domestic hot water), further attractive fireplace with open flue, character quarry tiled flooring & exposed beams, attractive sliding window to grounds at rear, staircase to first floor & door to -

Study / Hobby Room

13'2" x 9'1" (4.01m x 2.77m)



with cast iron burner, exposed beams & stairs to upstairs bedroom

Bedroom 1

11' 9'3" (3.35m 2.82m)



A bedroom with lots of potential with incredible far reaching views through a feature dormer style window, further storage cupboards & large rear window allowing plenty of natural light to beam through.

Bedroom 2

14'5" x 14'3" (4.39m x 4.34m)



(accessed via separate staircase) with front & rear windows & door through to -

Bedroom 3

14'6" x 7'4" (4.42m x 2.24m)



with velux skylight

Externally



The property benefits from lovely surrounding lawned gardens & has a mature hedgerow boundary to the front with some lovely beech trees to the rear. There is an area in need of clearing that would make a great extension to the rear garden providing a perfect amenity space.

Detached Barn / Workshop

26'6" x 15'3" (max) (8.08m x 4.65m (max))



With significant annexe potential (stp) or indeed a very useful workshop / storage area with electricity set up but disconnected. Split into two ground floor rooms of 15'4" x 15'4" & 15'4" x 11'. Mezzanine storage along with stairs leading up to upper level.

Views



Far reaching uninterrupted views that can be appreciated from several vista points across the property, just imagine waking up to a view like this every morning!

The Land



Extending to approximately an acre with a separate gated access, this in our opinion would make an ideal pony paddock or further amenity space being in serene surroundings adjacent to the dwelling. There is a further area of gardens / land to the rear of the property in need of clearing which would make an excellent extension to the usable space around the property. There may be an option of further land at a later date to be discussed with the selling agents.

Council Tax Band 'D'

We understand that the property is in council tax band 'D' with the amount payable per annum being £2232 (source - www.mycounciltax.org.uk)

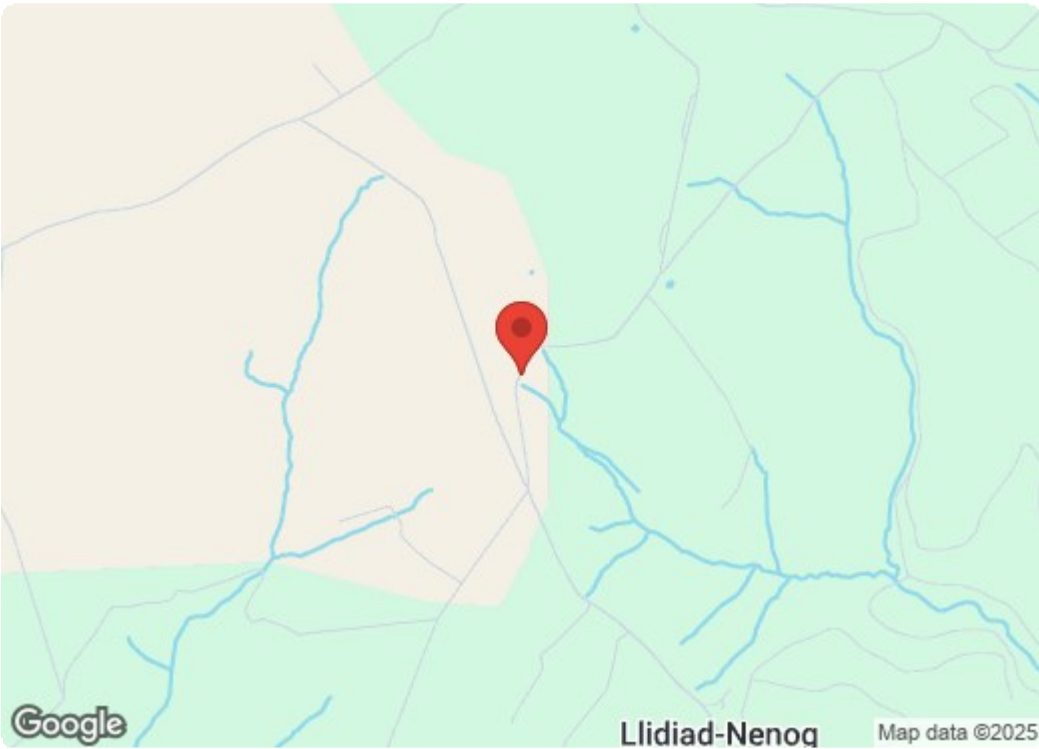
Services

We understand the property is connected to private water, mains electricity & private drainage. Solid fuel rayburn for domestic hot water.

Directions

What3Words: [staining.reserve.movement](#)

From the Llanybydder crossroads take the Rhydcymerau road North, turning right onto Heol y Dderi before Llanybydder primary school, continue along this road for approx 3.5 miles, continuing on forward as you reach the junction, you will then approach the property on your right hand side a short distance thereafter.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		1
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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