

# Clyncoch Maesycrugiau

**Asking Price £525,000**

- Executive Country Residence - Detached 3/4 Bedroomed House
- 6.1 Acres of Land with Stream Boundary
- Situated on a Quiet Country Lane but within Easy Travelling Distance of nearby Towns
- Spacious & Flexible Accommodation
- Majority Good Quality Level Land with Stock Proof Boundary & Roadside Access
- Double Garage & Further Outbuildings
- Looking for peace and quiet? Look no further!
- A property that ticks all of the boxes!
- Charming & Attractive Property
- EPC - E





Idyllic country smallholding. An executive country residence type smallholding with attractive 3/4 bedroomed house, extended over the years to provide spacious, private & well kept accommodation that overlooks the land. If you are looking for peace and quiet look no further! Situated along a quiet country road whilst still being within easy travelling distance of nearby towns. This property ticks all the boxes with 6.1 acres of good quality land, tranquil setting with stream boundary, flexible & spacious accommodation, double garage, further storage sheds & attractive views. \*\* DESERVING OF AN EARLY VIEWING! \*\*

### Location

The property lies in the rural community of Maesycrugiau, some 4 miles from the traditional Teifi valley and market town of Llanbydder, 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, adding further to the appeal of the holding.

### Description

This property ticks all the boxes with a detached 3/4 bedroomed house of traditional construction, extended over the years to provide spacious & flexible accommodation with the benefit of oil central heating & uPVC double glazing. Not often does a well kept property in such an attractive location come to market, an opportunity not to be missed! The property affords more particularly the following -

### Front Entrance Door

with attractive feature storm porch & stained glass window, door to -

### Living Room

15'4" x 15'1" (4.67m x 4.60m)

A generous sized living space with stone fireplace, LP gas fire & sliding doors to -

### Rear Conservatory

12' x 12' (3.66m x 3.66m)

A well built & spacious conservatory with tiled flooring, perfectly positioned at the rear of the property to enjoy privacy & the far reaching views which can be seen from the property.

### Sitting Room / Dining Room

15' x 14'2" (4.57m x 4.32m)

Equally suitable as a second living room or as a dining room off the kitchen, with electric fire, stairs to first floor & double doors leading to -

### Kitchen / Diner

14'6" x 10'8" (4.42m x 3.25m)

A spacious and attractive kitchen with tiled flooring, a good range of base & wall units, built in breakfast bar / table with integrated storage, electric oven & hob with extractor hood over, built in fridge, 1 1/2 drainer sink, spotlights & picture window which overlooks the land.

### Utility Room

off the kitchen with single drainer sink, tiled flooring, space for fridge freezer & tumble dryer, washing machine included

### WC

with wash hand basin & tiled flooring

### FIRST FLOOR

### Landing

with attractive stained glass picture window, linen cupboard with hanging space & shelving, access to part boarded & insulated loft

### Principle Bedroom

14'5" x 9'5" (4.39m x 2.87m)



### Double Bedroom 2

14'6" x 9'6" (4.42m x 2.90m)

### Double Bedroom 3

15'1" x 10' (4.60m x 3.05m)

### Single Bedroom / Study

Currently utilised as a study but equally suitable as a 4th bedroom if needed.

### Bathroom

A spacious fully tiled suite with bath, shower cubicle with power shower, WC, towel rail, pedestal wash hand basin & shaver point

### Externally

The property sits in a spacious plot with attractive front walled boundary & patio which wraps around the side & rear, there is lawned gardens to the side with greenhouse, fruit trees & various shrubbery & the initial paddock to the rear of the property is also kept as lawn by the current owner with a strong fence-line dividing the land & immediate grounds of the property. There is plenty of parking & turning space accessed via tarmacadam drive & further parking via the attached double garage. Gated access to the land from the rear of the property as well as from 2 separate roadside access points.

### Double Garage / Workshop

18' x 17'7" (5.49m x 5.36m)

housing the combi oil boiler, with up and over remote controlled garage door & workshop space off

### Further Storage Shed

12'2" x 10' (3.71m x 3.05m)

with electricity & water connected & access to boarded & insulated loft

### Tractor / Storage Shed

Of strong concrete block construction, split into 2 sections, one being ideal for the keeping of a small tractor or machinery in general, with the other section well suited to storage or kennels with water & electricity connected, WC.

### Chicken Coop

Ideal for the keeping of small livestock or indeed as a dog run.

### The Land

Extending to approximately 6.1 acres divided into 5 main enclosures with stream boundary, the majority of which is quality grazing/cropping land that is level & square with fenced & hedged boundary & having various roadside access points. There is some sloping scrub land that has been left untouched by the current owner.

### Services

We are informed the property benefits from connection to mains water & electricity, private drainage & oil fired central heating.

### Council Tax Band 'D'

We understand that the property is in council tax band 'D' with the amount payable per annum being £2048.

### Directions

What3Words: wonderful.novelist.attends

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 1/2 a mile or so, the property can then be found on your right hand side as identified by the agents for sale board.







[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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
		40
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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

**Evans Bros (Llanybydder) Limited, Registered in Cardiff No. 09298474, Directors** Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,  
Introductions only to Zurich Advance Network Ltd., which is regulated by the Financial Services Authority.