



Y FRON

Maesycrugiau | Pencader | Carmarthenshire | SA39 9DJ

FINE & COUNTRY

Y FRON

Y FRON

Fine and Country West Wales are delighted to bring the wonderful country residence of Y Fron onto the market. This wonderful 6 bedroom non estate property is situated in a superb rural Lane in the West Wales countryside and benefits from much improved accommodation including a superb additional accommodation unit in the form of an annex to the side of the property. This offers potential multi generational living in a serene setting.

Lovingly refurbished and restored by the current owners, the property offers spacious and characterful accommodation including a wonderful reception hall, spacious front aspect dining room, refitted Kitchen/Breakfast Room, and a cosy sitting room opening on to a magnificent conservatory / breakfast room with unrivalled views over the West Wales countryside and the river Tywi. Aside from the lovely gardens there is an existing opportunity to rent a nearby 3 acre field and stables by separate negotiation, please ask for more details.

The owners have also refitted the kitchen with a beautiful kitchen with Silastone work surfacing, high quality Neff appliances, a superb Island unit with induction hob and pantry, wonderful tiled floor and picture windows overlooking the countryside.

Additionally, there is a large utility room and boot room and this area on this side of the property could be closed off to form a completely self contained dwelling.

To the first floor there are three bedrooms; the master bedroom boasting an attractive refitted four piece ensuite bathroom and to the second floor, there is a large eaves bedroom / bedroom four with ensuite bathroom.

The annex opportunity offers a good sized sitting room downstairs currently used as a study, a spiral staircase leading to two additional bedrooms and a first floor shower room.





Outside there are magnificent gardens which have been very well maintained by the current owners, and very well planted, and the driveway offers an in and out driveway leading to a double garage.

To the rear of the property there are beautiful gardens with a wide variety of shrubs, plants, roses and mature hedging and Rhododendron. This haven attracts much wildlife and is completely secluded and has an absolutely beautiful outlook which is a major attraction of this superior country home. There is a large patio area outside encompassing this glorious view across the Ceredigion countryside.

Video Link: <https://youtu.be/z5VyGluJLzY>













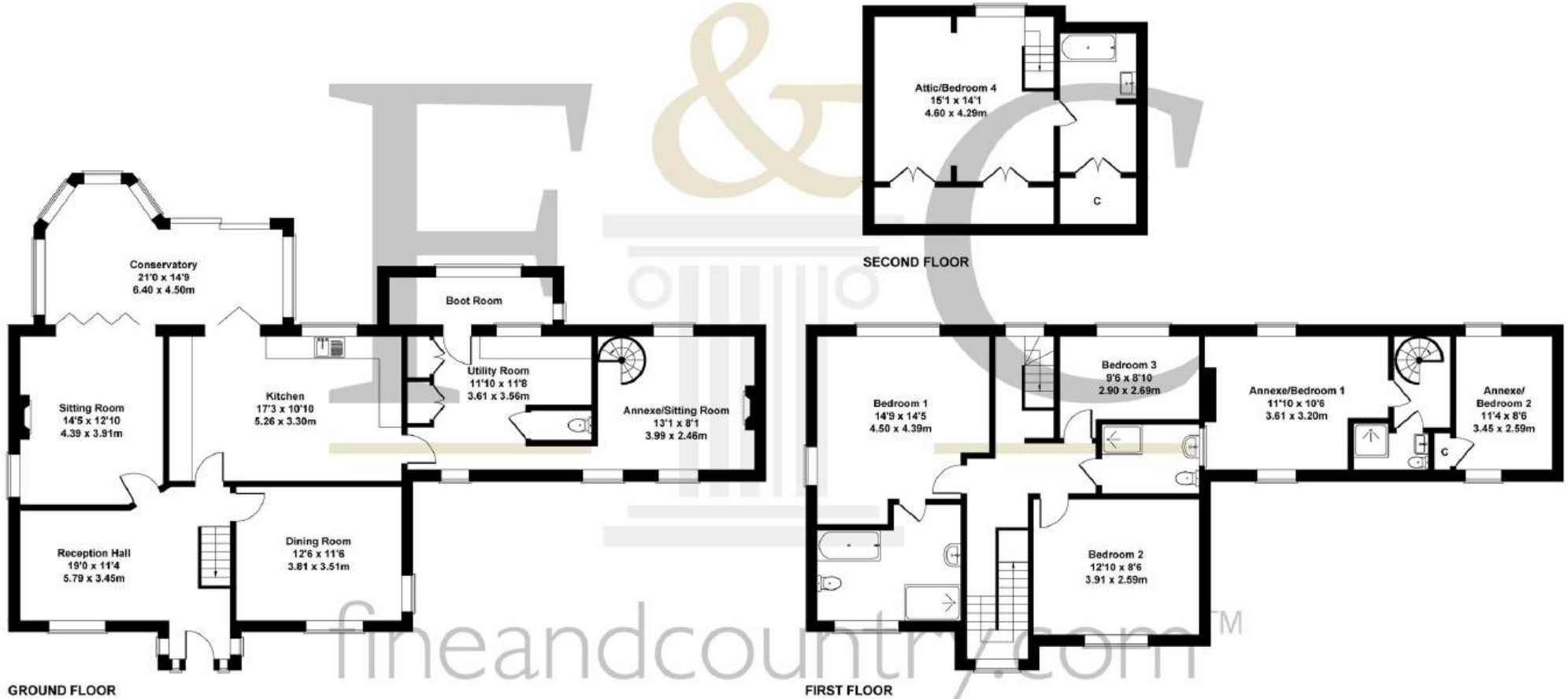






Y Fron, Maesycrugiau, Pencader, SA39 9DJ

Approximate Gross Internal Area
3138 sq ft - 292 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Fine & Country West Wales

The Gallery, Station Approach, Station Building, Aberystwyth, SY23 1LH

Tel: 01974 299 055 | nigel.salmon@fineandcountry.com

FINE & **COUNTRY**