



Maescwmpedol, Ffarmers, Llanwrda,  
Carmarthenshire, SA19 8EX.





- \* Beautifully Presented 4 Bedroom (2 En-Suite) Property \***
- \* Living Room, Kitchen, Dining Area, Conservatory, Utility & Family Bathroom \***
- \* Set In Approximately 1.3 Acres Including Immaculate Gardens \***
- \* Stunning Views Of Surrounding Countryside From All Aspects \***
- \* Located Approx 14 Miles From Llandovery & 9 Miles From Lampeter \***

**GUIDE PRICE £440,000**

**Description** Maescwmpedol is an immaculately presented 4 bedroom (2 en-suite) bungalow situated in a rural situation within a mile of the village of Ffarmers about 14 miles of the market town from Llandovery and about 9 miles from the University town of Lampeter. The accommodation comprises; 4 bedrooms (2 en-suite), L shaped living room, kitchen & dining area, conservatory, utility and family bathroom. The property lies in approximately 1.3 acres being fully enclosed by its surrounding gardens which have been lovingly landscaped to offer a manageable but beautifully well maintained garden with a range of trees, bushes, shrubs, vegetable patch and pond to the rear of the garden with elevated seating area.

The village of Ffarmers which has a community owned public house and village hall and is situated on the edge of the Cambrian Mountains in an area almost entirely devoted to agriculture or forestry purposes and there are fine opportunities for most forms of country pursuit. The towns of Llandovery and Lampeter offer comprehensive shopping facilities including supermarkets, pubs/restaurants, doctor's surgery and schools with Llandovery College in the private sector.

The accommodation comprises as follows:

**Entrance Porch** with tiled floor.

**Entrance Hall** with access hatch to roof space. Radiator.

**Kitchen** 11' 4 x 9' 7 with a range of floor and eye level drawers and cupboards, electric Rangemaster stove with 5 ring gas hob and Rangemaster

extractor over. Larder cupboard. Stainless steel sink and drainer. Integral dishwasher. Part tiled walls. Leading to

**Conservatory/Breakfast Room** 8' 11 x 8' 11 with a range of floor level cupboards. Dual aspect windows.

**L Shaped Living Room** 19' 07 x 13' 08 and 11' 4 x 9' 06 with feature stone fireplace and slate hearth (the fireplace is functional). Dual aspect windows, 2 radiators. Double doors to

**Conservatory** 17' 01 x 11' 06 giving magnificent views of the rear garden with tiled floor and double doors to rear.

**Utility Room** 7' 11 x 7' 07 with a range of cupboards, Worcester oil fired boiler, Stainless steel sink and drainer with worktop. Plumbing for washing machine. Storage cupboard. Part tiled walls. Door to rear.

**Bedroom 1/Master Bedroom** 20' 06 x 12' 2 with radiator. Measurement includes **En-Suite** with low level wc, pedestal wash hand basin with mirror over and light and shaver point. Shower cubicle. Heated towel rail. Tiled walls.

**Bedroom 2** 11' 7 x 7' 8 with radiator. **En-Suite** 7' 06 x 2' 10 with low level wc, pedestal wash hand basin with mirror over and light and shaver point. Shower cubicle and heated towel rail.

**Bedroom 3** 15' 3 x 7' 11 with radiator.

**Bathroom** 7' 6 x 6' 3 with low level wc, pedestal wash hand basin with mirror over and light and shaver point. Panelled bath. Heated towel rail. Tiled walls.

**Bedroom 4** 8' 5 x 7' 11 with radiator.

**Externally** The property is set in approximately 1.3 acres with the garden being one of the main features of this well maintained property. The bungalow is approached via a gated entrance over a cattle grid with lawned area and a range of beautiful shrubs and plants leading to patio area to the side ideal for alfresco living. To the side and rear are further lawned gardens which could easily be sectioned off and used as a paddock. To the rear is a range of useful garden/storage sheds along with 2 green houses and poly tunnel (which was damaged in the recent storm but will be renewed by the vendors) and ideal for any purchaser wishing to continue the work of the current owners who created this spectacular area which provides beauty all year round. At the end of the garden is a beautiful fish/wildlife pond with elevated seating area providing spectacular views of the surrounding countryside.

**Services** Mains electricity and water. Private drainage and oil fired central heating. Fibre wifi.

**Agents Note** Please note aerial photographs were taken in 2020.

**Local Authorities** Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

**Viewing** Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

**Tenure** Freehold with vacant possession.



**VIEWING: CONTACT THE AGENTS: Llandovery Office**

**Tel: 01550 720 440**

**E-Mail: [llandoverly@ctf-uk.com](mailto:llandoverly@ctf-uk.com) Web Site: [www.ctf-uk.com](http://www.ctf-uk.com)**

**Property Misdescriptions Act 1991**

All dimensions are approximate and for guidance purposes only. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not tested any services nor the central heating system.

**Professional Services**

Our 14 Chartered Surveyors based at our offices in Powys, Herefordshire, West Glamorgan and Carmarthen, value and survey all types of property including RICS Home Buyers Reports and structural surveys for house buyers. Our Chartered Surveyor Department can advise upon the preparation of plans, grants, building regulations and planning applications.

**MORTGAGE SERVICES** - In order to assist our customers we offer a confidential mortgage advisory service without obligation or charge. This service is available by appointment in any of our offices



