

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

Tel: (01570) 422395 Fax: (01570) 423548 Website: www.evansbros.co.uk



Gwargorof, Crugybar, Crugybar, Llanwrda, Carmarthenshire, SA19 8TD

Offers In The Region Of £398,000

An attractive unspoilt farmhouse ripe for sympathetic refurbishment in a delightful setting together with 12 acres of river meadows intersected by the meandering River Cothi, 1 mile from the historic village of Pumpsaint and the famous Dolau Cothi Gold Mines, convenient to Lampeter to the west, Llandovery to the east and Llandeilo to the south. There is an adjoining stone barn having been re-roofed also available as an option price to be negotiated

LOCATION

Gwargorof is delightfully positioned in rural surroundings, approximately 1 mile east of the village of Pumpsaint which is mainly owned by the National Trust and boasts a village pub, agricultural merchants and also close to the Dolau Cothi Gold mines.

The property is convenient to the larger towns of Lampeter to the west being some 8 miles distant, Llandovery to the east and the destination town of Llandeilo to the south.

The property is located on a former farmyard where the buildings are being retained by the vendor along a shared lane, although in a private position in this attractive part of the mid reaches of the Cothi valley.

DESCRIPTION

The farmhouse is of traditional stone and slate construction having been completely unspoilt and in our opinion is ripe for refurbishment to create your own individual country cottage. The accommodation provides the following -

REAR ENTRANCE DOOR to

()

DINING ROOM

13'5" x 9'3" (4.09m x 2.82m)



oil fired Rayburn range, quarry tile floor

KITCHEN

10'7" x 9'2" (3.23m x 2.79m)



Quarry tile floor, base units with single drainer sink unit

OFF DINING ROOM - LIVING ROOM

12'10" x 12'4" (3.91m x 3.76m)



Quarry tile floor, modern tile fireplace, fitted cupboard

MAIN HALLWAY

Front entrance door, access to understairs storage cupboard

SITTING ROOM

10'4" x 12'4" (3.15m x 3.76m)

Parquay flooring, Victorian fireplace

FIRST FLOOR -

DOUBLE BEDROOM 1

13'10" x 8'5" (4.22m x 2.57m)

BATHROOM



having bath, wash basin and toilet

DOUBLE BEDROOM 2

13'9" x 10" max 9'2" min (4.19m x 3.05m max 2.79m min)



THROUGH BEDROOM

13'7" x 9'4" (4.14m x 2.84m)



access to airing cupboard with copper cylinder

REAR BEDROOM 4

10'7" x 9'3" (3.23m x 2.82m)

Built-in cupboard.

EXTERNALLY

The property has a curtilage with parking and turning areas and garden area.

THE LAND



Following a private track down from the property, an attractive level river meadows together with areas of mature woodland, being intersected by the river Cothi. This property offers a delightful river side location.

SERVICES

We are informed the property benefits from connection to mains electricity mains water via sub meter arrangement.

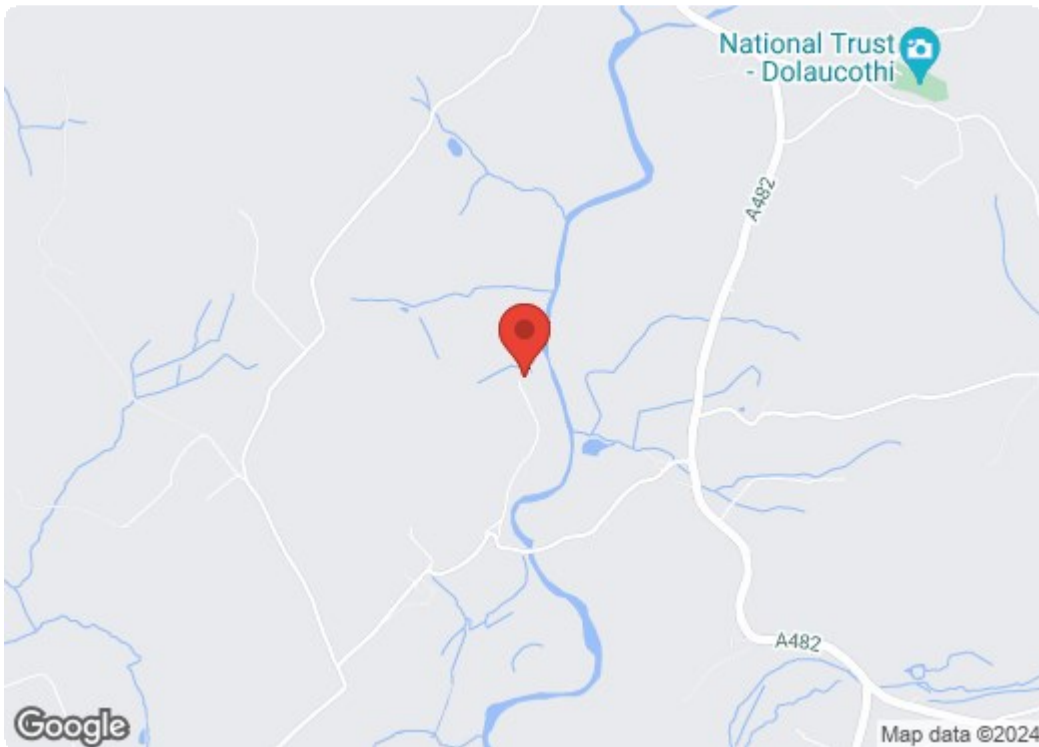
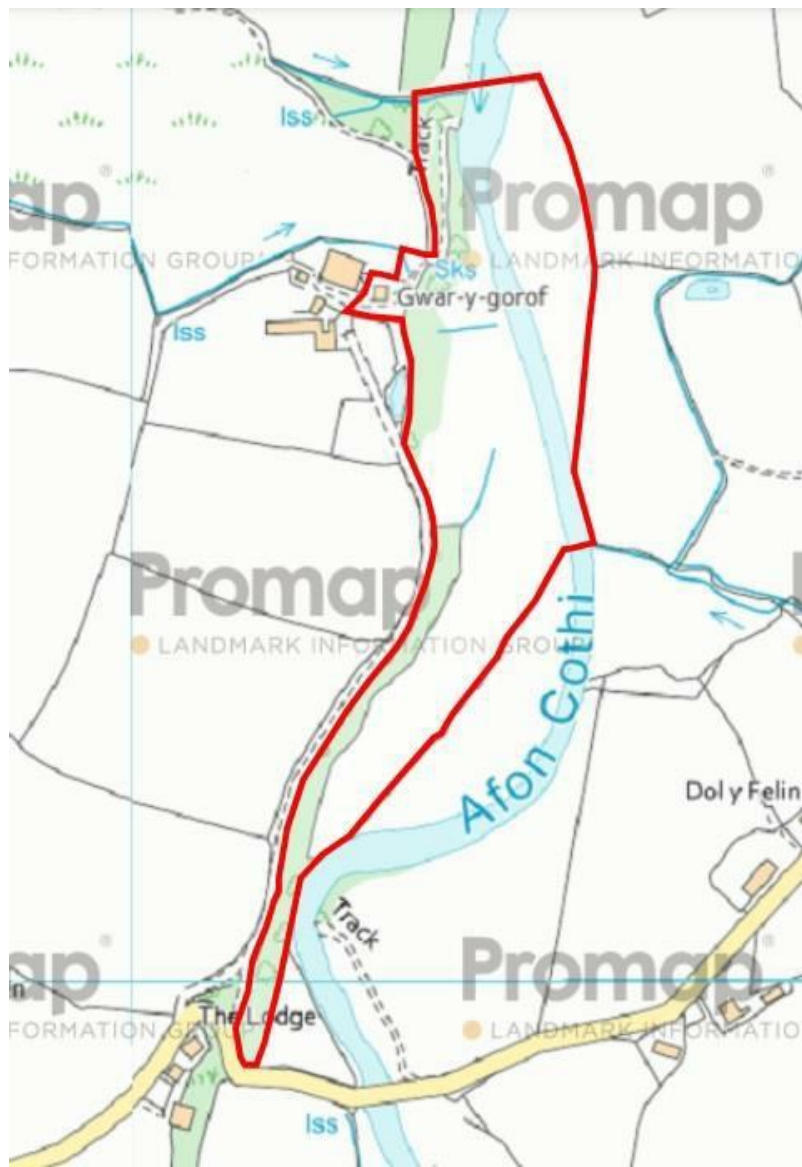
DIRECTIONS

From Lampeter, take the A482, continue through the village of Pumpsaint for approximately half a mile taking the 1st right hand turning passing a Sawmills, continue over the bridge, take the 1st right hand turning onto a farm lane, continuing to its termination at Gwargorof.

Barn



There is an impressive stone and slate barn on the approach to the property along with some other farm buildings that the vendors would consider selling, Price by negotiation



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	13	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		91
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	13	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,