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Smoke Stone Pencarreg, Llanybydder, Carmarthenshire, SA40 9QG

Asking Price £350,000

A delightfully situated residential smallholding with a large 2 bedroomed cottage (originally 2 cottages now one) with double glazing and oil central heating, having a farmhouse styled kitchen and large living room.

There are two large bedrooms which could easily be converted into 3 if required.

The cottage has a rear workshop area and detached garage workshop with spacious rear gardens and has the benefit of a lovely paddock, divided into two and purpose built stabling.

Nestling in the mid reaches of the Teifi Valley with lovely views close to Llanybydder and Lampeter.

NO ONWARD CHAIN

Location



The property is attractively located nestling in the mid reaches of the Teifi Valley having attractive views. The Teifi Valley in the village of Pencarreg conveniently adjoining the A485 roadway. The property has attractive views over the Teifi Valley and towards the Cambrian Mountains beyond with view of Pencarreg Lake. One of the attractions of this property is that it fronts a lane leading up to Pencarreg Mountain with good outriding there on.

The property is convenient to the university and market town of Lampeter renowned for the Trinity St. Davids university campus and an excellent range of everyday facilities including supermarkets, doctors surgery, chemists, dentists etc. and is also convenient to the larger town of Carmarthen being some 20 miles to the South.

Description



A substantial cottage with an attractive stone façade originally we understand two cottage now one cottage with large well proportioned rooms. The property has lots of character with the benefit of uPVC double glazing and oil fired central heating, with the potential to create 3 bedrooms if required. The property affords more particularly the following;

Main uPVC Entrance Door

Leading to

Hallway



Red and black quarry tiled floor, tongue and groove panelled walls, radiators, access to under stairs storage area

Living Room

26'5 x 13'11 (8.05m x 4.24m)



A lovely large room being light with two front windows, having exposed stone wall incorporating fireplace with wood burning stove inset, three radiators, part beamed ceiling

Kitchen / Dining Room

13'10 x 12'3 (4.22m x 3.73m)



With Part Red and Black quarry tiled and part ceramic tiled floor, wood burning stove, useful range of kitchen units at base and wall level incorporating 1 1/2 sink united, fitted oven and hob, rear entrance door

Dining area



Bedroom 1

13'9 x 12' (4.19m x 3.66m)



With exposed floorboards, radiator, built-in cupboards

First Floor



Stairs to

Spacious Light landing



Bathroom

10'1 x 7'9 (3.07m x 2.36m)



Having a panelled bath with shower unit over, wash hand basin, toilet, storage cupboard, tongue and groove ceiling

Bedroom 2

17' x 13'10 (5.18m x 4.22m)



We are informed by the vendors they believe that this could be sub-divided in to two rooms required. With two front windows, radiator, exposed floorboards, feature fire surround.

Externally



The property has a parking area to the front and an enclosed rear yard leading to a useful workshop, rear kitchen style garden with lawned area, productive vegetable garden, two polytunnels. Steps leading to further area of land although this is currently over grown and deserving of re-establishment.

Workshop

26'6 x 8'11 (8.08m x 2.72m)



We are informed this area has previously had planning permission to extend the accommodation to the property and now lapsed.

Detached Garage / Workshop



With two workroom / storage to the side, having up and over door having access via the side service lane leading to the church at the rear of the property.

Two Productive Paddocks



Across the lane, with purpose built timber stable block and hay barn.

Providing two loose boxes 12' x 10' central tack room, concreted front apron,

Haybarn 35' x 9'5 plus recess with double opening doors to

field.

The paddocks are well fenced, with a lane leading to gate that comes out to the adjoining council road for ease of access to outriding if required.

those with small livestock enterprises / couple of horses or ponies.

Services



We understand the property benefits from connection to mains water, mains electricity, private drainage to shared system. Oil fired central heating. BT connection with broadband available.

Directions

From Lampeter take A482 South to Cwmann just passing the Co-Op and going over the bridge taking the next the right hand turning onto the A485 continue in to the village of Pencarreg turning left at the junction opposite the former Red Lion Public House and the property is the first on the right hand side as identified by the agents For Sale board.

What3words The Property dumps.meatballs.affords The Land banter.releasing.awestruck

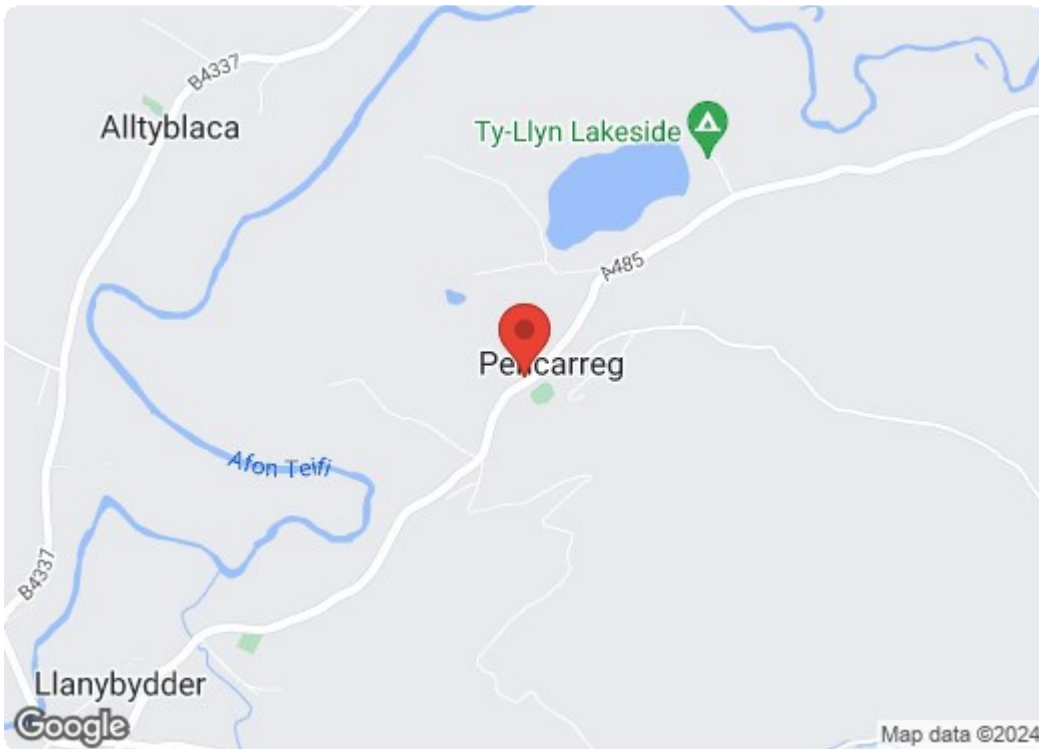
Council Tax Band D



SMOKESTONE, PENCARREG, LLANYBYDDER, SA40 9QG D £1909

Agents Comments

A particular characterful and appealing small holding suiting



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(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		
(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 ₂ emissions		

England & Wales EU Directive 2002/91/EC



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