

EVANS BROS.

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Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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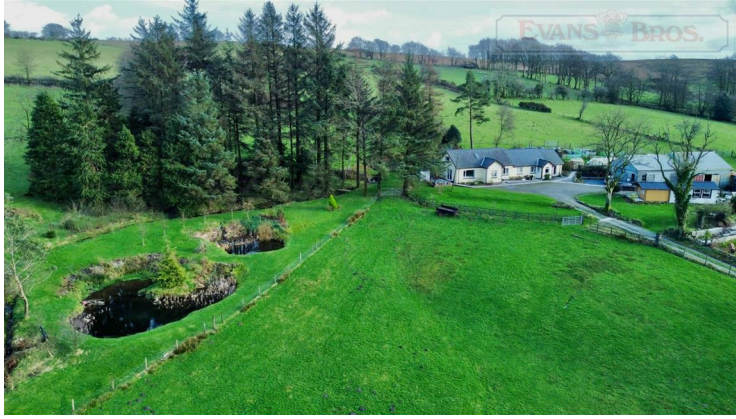
Panteg Cwmann, Lampeter, Carmarthenshire, SA48 8HA

Asking Price £695,000

A delightfully situated residential 24 acre smallholding with a large cottage style farmhouse currently 2 independent dwellings although could be utilised as one large 5 bedroomed house together with a useful range of outbuildings and surrounded by some 24 acres of its own attractive lands.

Attractively positioned with far reaching views approximately 4 miles from the university and market town of Lampeter.

LOCATION



The property is attractively positioned in a south facing location enjoying far reaching views. Panteg is convenient to the market town of Lampeter offering a good range of everyday facilities and within half an hour of the Ceredigion heritage coastline.

DESCRIPTION



A diversely appealing property currently used as two dwellings being 2 and 3/4 bedroom cottages respectively each with the benefit of lpg central heating and uPVC double glazing. The property which the majority of which, was re-built by the current vendors in recent years would suit either one large residence or two independent properties being annexed to each other being ideal for multi-generational or income generation use.

This country property also has the benefit of useful outbuildings including multi purpose barn/stabling, an external insulated studio/workshop and poly tunnel being ideal for those with self-sufficiency requirements.

The property provides more particularly the following -

VENDORS ACCOMMODATION:

FRONT PORCH

Tiled floor

KITCHEN/BREAKFAST ROOM

20'5 x 13'2 (6.22m x 4.01m)



With tiled floor, fitted kitchen units incorporating Belfast sink unit, lpg cooker point, solid fuel Rayburn range providing cooking facilities together with back boiler for domestic hot water and central heating use, central island.

SIDE LIVING ROOM/SUN ROOM

18'9 x 11'5 (5.72m x 3.48m)



A nice light open room with triple aspect windows, radiator and heated towel rail, access to airing cupboard with large insulated hot water cylinder with a dual coil allowing the rayburn and boiler to heat the hot water, lpg gas fired boiler.

INNER HALLWAY

Radiator

FRONT BEDROOM

11'5 x 8'9 (3.48m x 2.67m)



Radiator, built-in wardrobes

BEDROOM 2

11'5 x 10'4 (3.48m x 3.15m)



Radiator, built-in wardrobes

BATHROOM

8'10 x 6'4 (2.69m x 1.93m)



With tiled floor, bath having shower unit over, radiator and heated towel rail, toilet, wash hand basin, extractor fan.

PANTEG ANNEX:

Please note that this is let until June 2024 and we have not taken photos of the property.

FRONT TILED ENTRANCE PORCH

leading to -

OPEN PLAN LIVING/DINING AREA

25'8 x 14'6 max (7.82m x 4.42m max)

With front and side windows, corner wood burning stove with radiator

OPEN PLAN ACCESS TO REAR KITCHEN

18 x 5'7" (5.49m x 1.70m)

With fitted range of kitchen units at base and wall level incorporating lpg Range, sink unit, plumbing for automatic washing machine, rear entrance door

SMALL INNER LOBBY

With -

SHOWER ROOM off

Being tiled, the wet room design having shower, wash hand basin, toilet, heated towel rail.

GROUND FLOOR BEDROOM

13'7 x 12'7 (4.14m x 3.84m)

Radiator, built-in wardrobe

FIRST FLOOR LANDING

Radiator, doors to under eaves storage cupboards

BEDROOM 2

13' x 10'2 (3.96m x 3.10m)

Velux roof window , radiator

BATHROOM

Having panelled bath with shower unit over, velux window, wash hand basin, toilet, radiator

BEDROOM 3

11'5 x 9'6 max (3.48m x 2.90m max)

With side window radiator

REAR BOX ROOM/STORAGE ROOM

11'4 x 9' (3.45m x 2.74m)

Rear window radiator.

EXTERNALLY



The property has access to a useful storage barn 60' x 30 with attached leanto 30' x 18' being an useful barn with concreted floor. To the side of that is a further pigsty.

There are attractive gardens to the property with a water feature leading down to two ponds adding to the residential appeal of the property.

POLY TUNNEL



To the rear of the barn is a useful garden area with several raised beds and poly tunnel making it ideal for those wanting the good life lifestyle.

STUDIO/WORKSHOP



To the front of the property is a detached workshop/studio with insulated walls and power connected.

THE LAND



A feature of this property is that the land surrounds the homestead to provide privacy and control over your surroundings, being divided into seven good sized enclosures, well managed, laid to pasture, being level to gently sloping with three areas of planted woodland.

SERVICES

We understand the property is connected to mains water to the dwellings, private water from a spring service the outbuildings and lands, mains electricity lpg central heating with independent boilers to each unit, solid fuel Rayburn to Panteg and telephone connection with fibre internet connected.

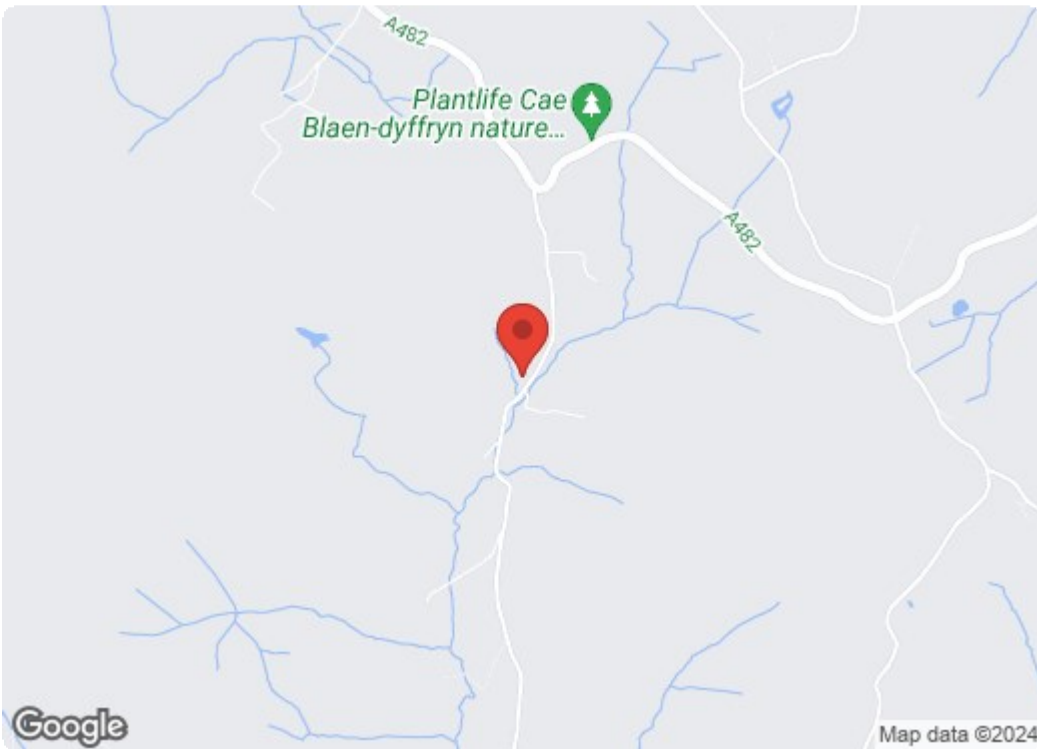
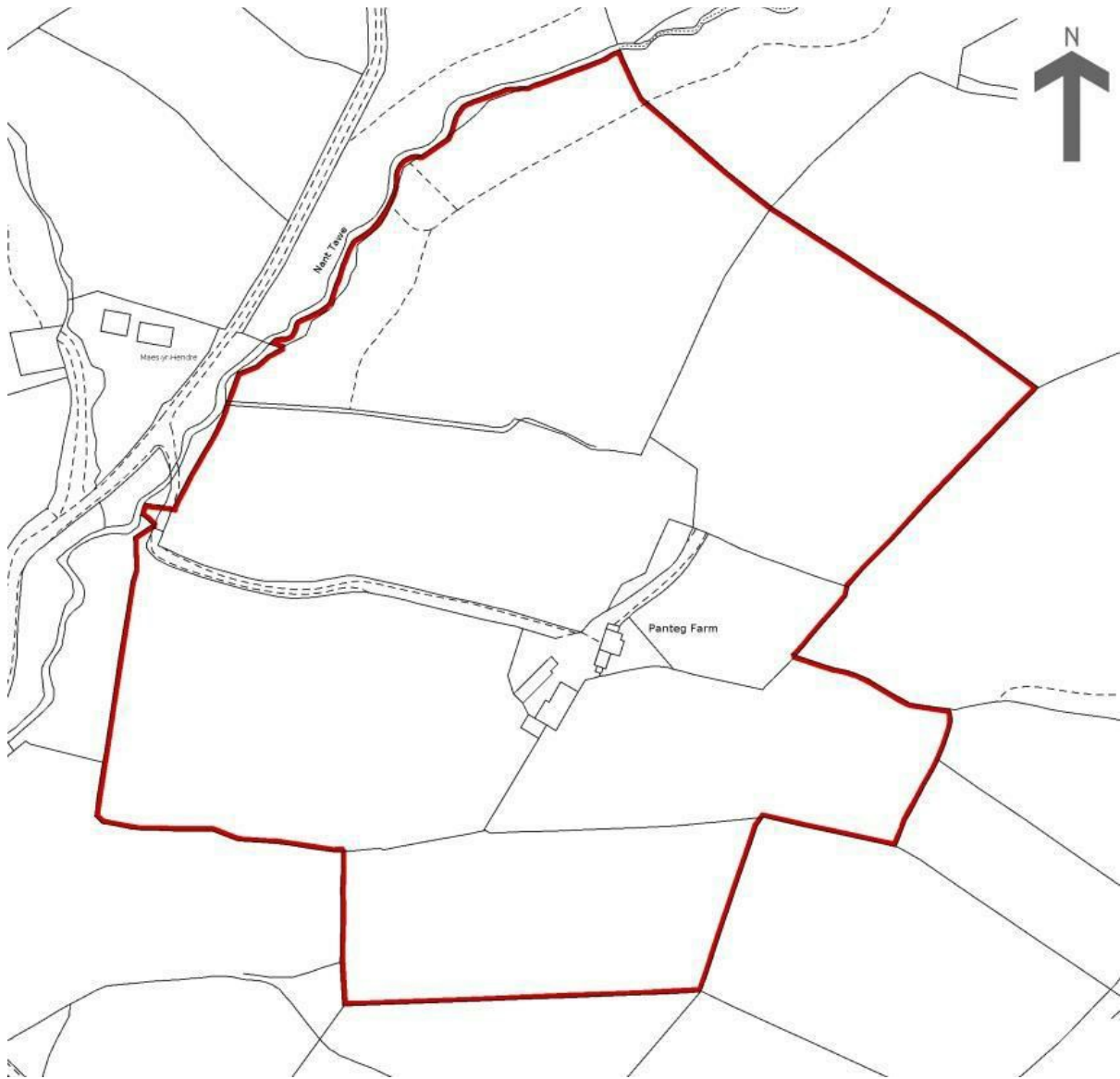
COUNCIL TAX BAND 'B'

We understand the property is in council tax band 'B' with the amount payable per annum being £1485.

DIRECTIONS

From Lampeter take the A48 towards Llanwrda, continue up through Cwmann for approximately 3 miles and on a sharp left hand bend, turn right and carry straight on to a small lane, continue to the bottom of the hill and the entrance to Panteg is on the left hand side.

WHAT3WORDS: Atomic,degrading.measure



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		
		65
	43	

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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