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Tel: (01570) 422395 Fax: (01570) 423548 Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)



## **Dolau Uchaf Rhydcymerau, Llandeilo, Carmarthenshire, SA19 7PU**

**Offers Over £1,000,000**

An extensive 147 acre upland livestock farm in a popular agricultural locality, with a detached 3 bed dormer bungalow, original homestead with Grade II listed farmhouse and traditional barns, ripe for renovation, and further barns. A good grazing farm with diversification potential on the outskirts of the village of Rhydcymerau and some 5 miles Llanybydder, approx 20 miles north of Carmarthen.

## DESCRIPTION



An upland 147 acre livestock farm in a convenient location just outside the village of Rhydcymerau, having a modern 3 bedroomed dormer bungalow, traditional Garde II listed farmhouse and buildings, further barns, with useful grazing pastures having extensive road side frontages. The farm is offered for sale on retirement of the current owners who have farmed the farm.

## DORMER BUNGALOW



A detached dormer bungalow, built in the 1960's of cavity wall construction under a pitched slate roof with elevations rendered, with upvc double glazing providing the following accommodation :-

## Front Entrance Door



## Hallway

Staircase to first floor with understairs store cupboard.

## Lounge / Living Room

14'5" x 11'4" (4.39m x 3.45m)



Fireplace with multi fuel stove.

## Third Bedroom

11'4" x 7'5" (3.45m x 2.26m)



Double aspect windows

## Kitchen/ Diner

23'3" x 10'9" (7.09m x 3.28m)



Solid fuel Rayburn with back boiler for hot water and cooking, Fitted kitchen units with working surfaces, single drainer sink, plumbing for washing machine. door to pantry cupboard

## Side Entrance Lobby

with doors to cloakroom with toilet and freezer/utility room

## FIRST FLOOR

Landing

## Bedroom 1

12'1" x 10'9" (3.68m x 3.28m)



with door to airing cupboard and under eaves storage

## Bedroom 2

12'2" x 10'8" (3.71m x 3.25m)



under eaves storage.

## Bathroom

8'3" x 5'7" (2.51m x 1.70m)



Bath, toilet, pedestal wash hand basin.

## SERVICES

Mains electricity, private water and drainage.

## Externally



There is a tarmac parking area to the front of the bungalow, with rear awned Garden

## OLD FARMHOUSE



The property has a Grade II listed original farmhouse of stone and slate construction being well preserved and unoccupied since the 1960's, in need of renovation and refurbishment, providing 4 bedroom accommodation (suitable for a diversification of uses S.T.P).

## FARM BUILDINGS



An useful range on the periphery of the farm yard viz.

## Stone and slate Cowshed Range

45' x 15' (13.72m x 4.57m)



this has had a steel structure built over with box profile clad roof.

## 4 Bay Sheep Shed

60' x 57' (18.29m x 17.37m)



## 4 Bay Implement Shed

60' x 30' (18.29m x 9.14m)



## Stone/ slate Barn

33' x 18' (10.06m x 5.49m )



Old Cooler House, Lean to loose box.

## THE LAND

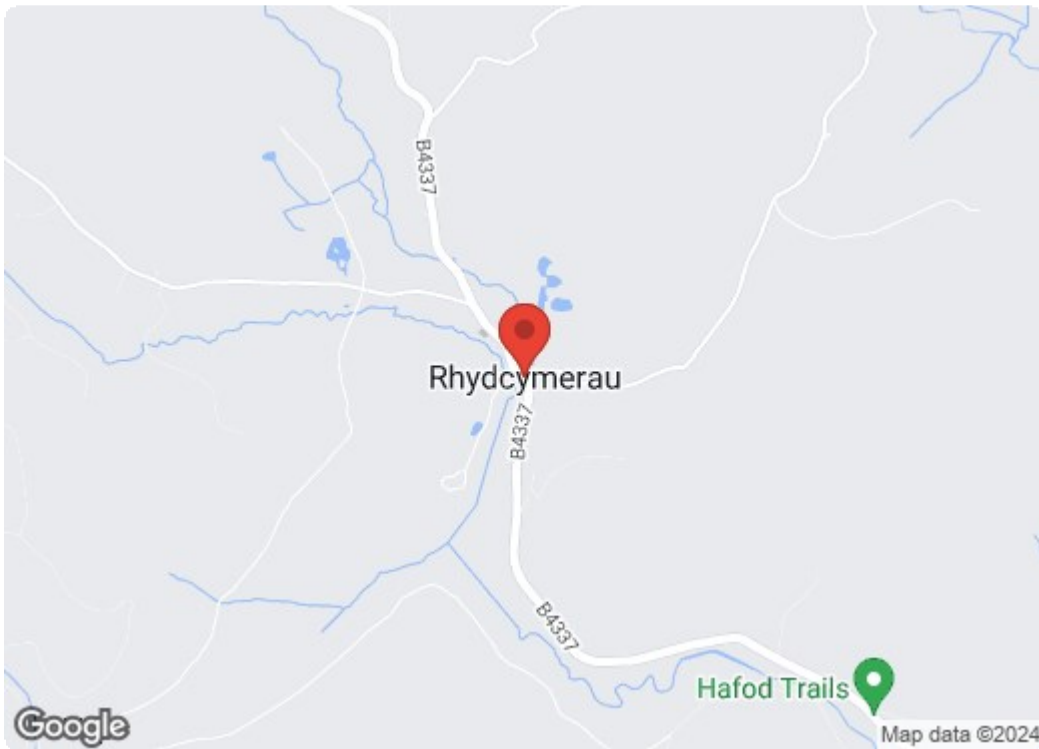
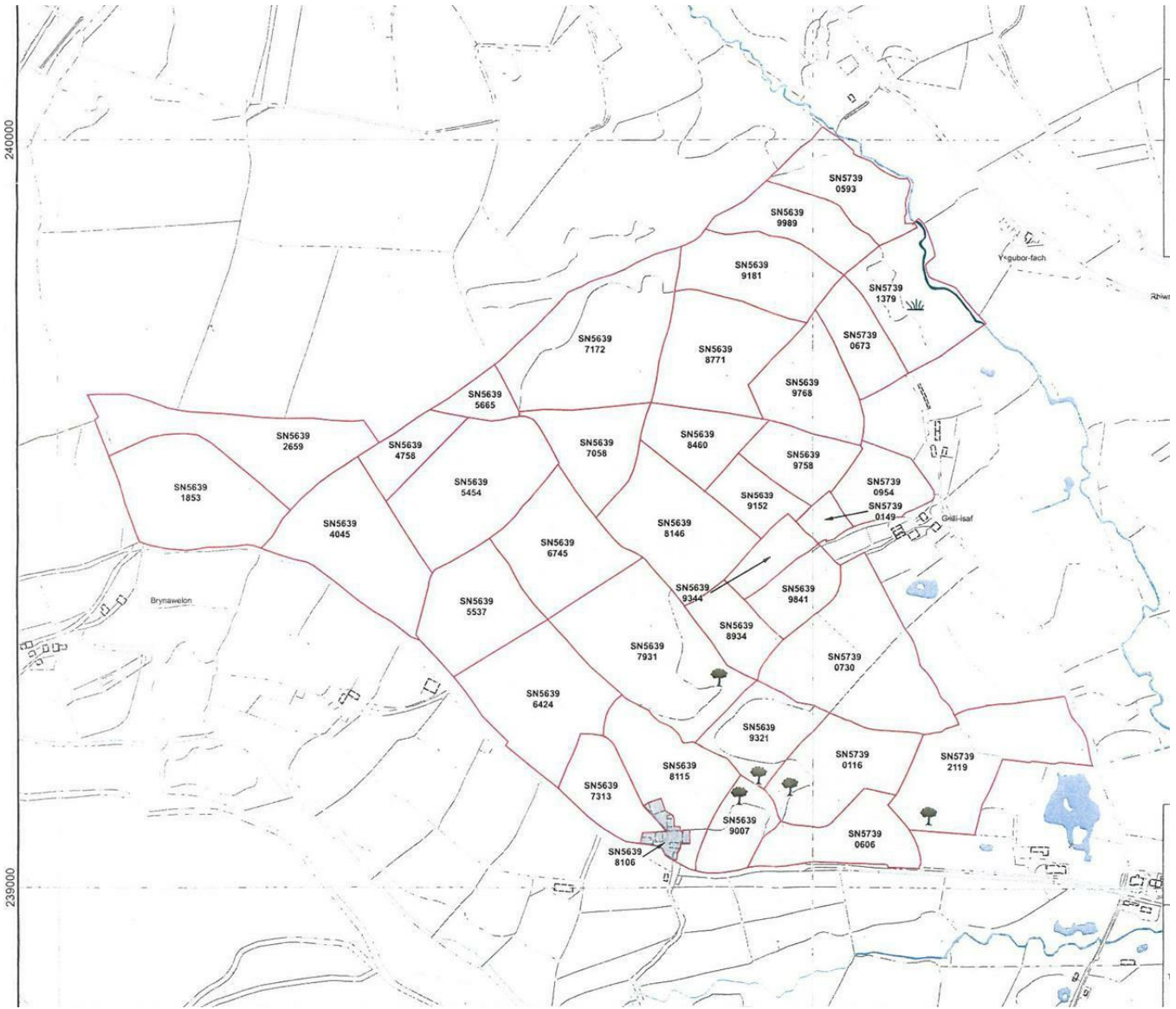


We are informed, to circa 147 acres ranging from 750ft to 1000ft. The land is considered good grazing land also The land is stock proof fenced with natural water supply. The lands have extensive road side frontage for

## DIRECTIONS



From Llanybydder, take the B4337 towards Rhydcymerau Village. In the heart of the Village, turn right on the Mountain road (opposite the council houses and a red kiosk). Proceed for circa 1/2 a mile, Dolau Uchaf is on your right.



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
		<b>73</b>
	<b>7</b>	

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

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

**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.,