

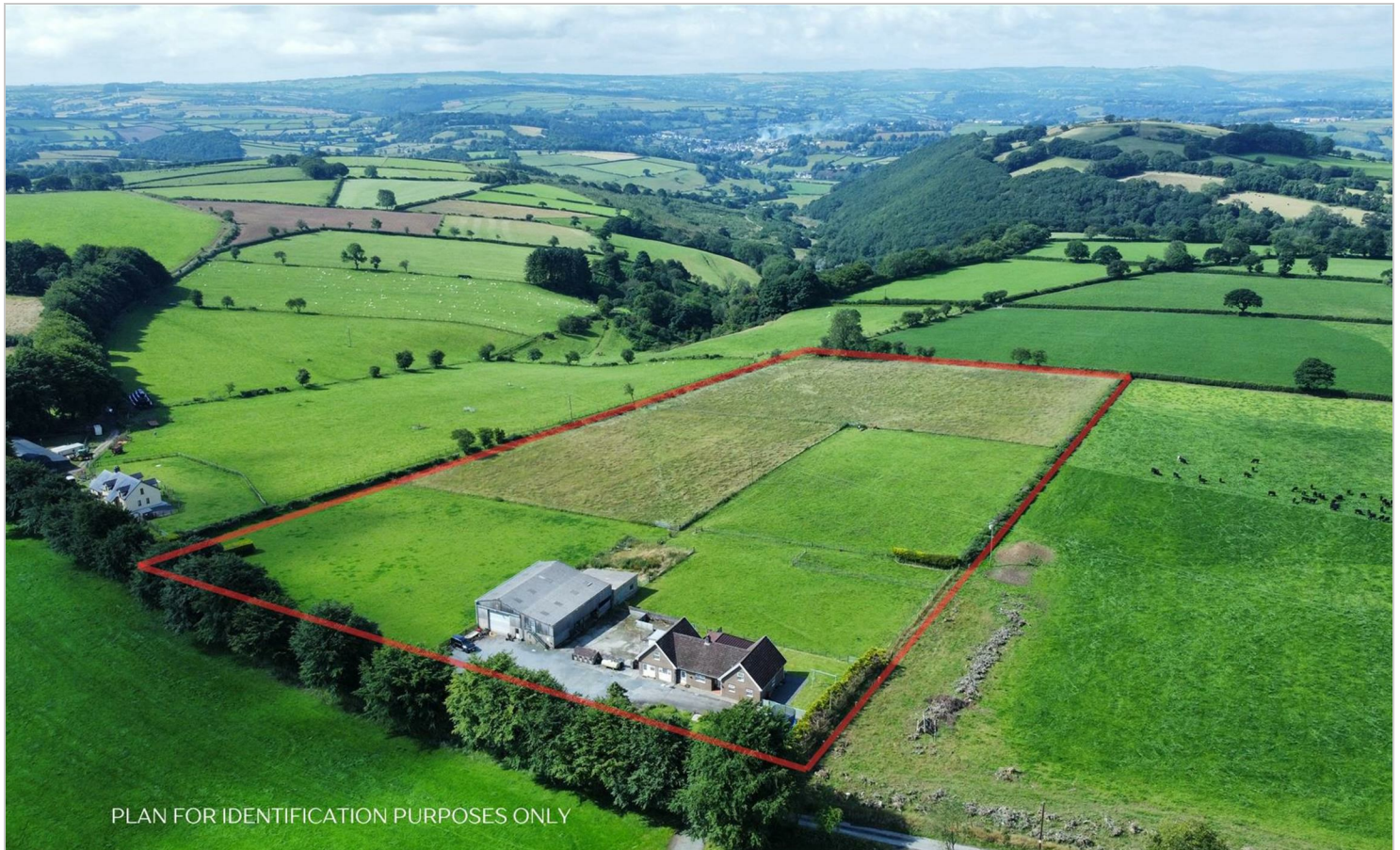
EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

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Pencwm Capel Dewi, Llandysul, SA44 4RG

Guide Price £780,000

Superb approx 10 acre rural holding suiting multi-generational living with a lovely 4 bedroomed well appointed house & separate self contained homely 2 bedroomed property, both with breathtaking views over the Teifi Valley & 'Coed y Foel' woodland. Whilst being suitable as one unit for a large family, the property is equally suitable for part letting with a strong annual income currently coming from the 2 bed annexe & 58' x 28' workshop. The property benefits from several further outbuildings & a workshop (suitable as kennels). Despite its rural location, fibre broadband is available at the property making it ideal for those wanting to get away from it all whilst working from home & there are several scenic bridlepaths nearby for those with equestrian interests at heart. There is something for everyone at Pencwm!

Location



Situated at the culmination of a no through road with a handful of spread out neighbours, the property benefits from a lovely aspect enjoying commanding views down the valley. The property is convenient to a number of attractive traditional Teifi valley market towns including Llanybydder, Lampeter, Llandysul and Newcastle Emlyn, whilst being some 20 minutes inland from the Ceredigion heritage coastline and also convenient to the larger town of Carmarthen. 'Coed y Foel' woodland is nearby if you fancy a scenic walk into or around the town of Llandysul & there are several bridlepaths nearby.

Description



The offering of Pencwm as a whole unit on the market provides prospective purchasers with the opportunity of acquiring a very well equipped, diversely appealing approx 10 acre holding with two separate dwellings, large workshops/kennels, a range of outbuildings suitable as stables etc & with an upstairs having potential as an office space to let or suitable for working from home, convenient dry land with good roadside access & incredible views over the Teifi Valley. This property commands a strong annual income via the 2 bedroomed separate dwelling & 58' x 22' worksop making it an ideal lifestyle purchase or multi-generational venture. Both dwellings are uPVC double glazed throughout, there is oil central heating to the main dwelling & part underfloor heating & bottled gas central heating to Pencwm Bach with the option of larger LPG tank if desired. The properties afford more particularly the following -

Front Entrance Door to -

Entrance Hallway

9'9" x 8' (2.97m x 2.44m)



A spacious and welcoming area with tiled flooring, oil combi boiler, door to -

Kitchen / Diner

30' 10'7" (max) (9.14m ' 3.23m (max))



This open plan space is truly the heart of this home with a good range of base & wall units, tiled flooring, spotlighting, 'Stoves' range with a 5 ring gas hob with electric oven & bespoke hood over, 1 1/2 drainer sink, integrated dishwasher & fridge & the welcome addition of a breakfast bar nicely finishes off this open social space.

Dining Room / Living Space

36' x 26'6" (10.97m x 8.08m)



Open plan continuing on from the kitchen is this wonderful extension, purpose built to exploit the incredible countryside views that this property benefits from with underfloor heating, tiled flooring, external stable side door & patio doors to grounds at rear.

Living Room

15'7" x 14'6" (4.75m x 4.42m)



A further cosy & welcoming living room with woodburning stove on a slate hearth with brick surround & oak beam above.

Utility Room

with base & wall units, 1 1/2 drainer sink, plumbing for automatic washing machine, laminate flooring

Reception Hallway



Accessed via front entrance door leading to -

Inner Hallway

with 2 storage cupboards, doors to -

Rear Double Bedroom

16'7" x 9'9" (max) (5.05m x 2.97m (max))



with superb country views & fitted wardrobes

Bathroom

10' x 7'8" (3.05m x 2.34m)



A fully tiled bathroom suite having bath with shower over, heated towel rail, pedestal wash hand basin & laminate flooring.

Front Bedroom

8'6" x 8'5" (2.59m x 2.57m)



with fitted wardrobe

Rear Double Bedroom

14'5" x 9'4" (4.39m x 2.84m)



A spacious room with double aspect windows, benefitting from the views to the rear, fitted wardrobes & spacious understairs storage.

FIRST FLOOR

Landing



Currently utilised as & suitable as an office space.

Bathroom

10'8" x 8'5" (3.25m x 2.57m)

Part tiled with cubicle shower, WC, wash hand basin, toiletries cupboard, laminate flooring, further storage shelving & access to spacious loft.

Rear Double Bedroom

13'8" x 11'4" (4.17m x 3.45m)



with fitted wardrobes, opening double doors to enjoy the stunning views over the Teifi Valley.

PENCWM BACH

Front Entrance Door to -

Utility Room

9'2" x 5'4" (2.79m x 1.63m)

with tiled flooring, 'Worcester' gas boiler, plumbing for washing machine

Kitchen / Diner

18'9" x 13'8" (5.72m x 4.17m)



A spacious family sized space with a good range of base & wall units, electric hob & oven, integrated dishwasher, single drainer sink & under stairs storage, door to -

Side Entrance Lobby

8'1" x 5'7" (2.46m x 1.70m)



with side entrance door, stairs to first floor, tiled flooring & doors to -

Downstairs WC

with tiled flooring, wash hand basin, WC & toiletries cupboard

Living Room

19'6" x 9'5" (5.94m x 2.87m)



A cosy space with patio doors to grounds at rear.

FIRST FLOOR

Landing



with 2 storage cupboards, access to well insulated loft.

Rear Double Bedroom

15'2" x 9'9" (4.62m x 2.97m)



with fitted wardrobes & lovely far reaching countryside views.

Bathroom

11'3" x 5'4" (3.43m x 1.63m)



A spacious bathroom suite with newly fitted bath & panels with 'Triton' shower over, pedestal wash hand basin, WC, airing cupboard,

Front Double Bedroom

15'2" x 9'2" (4.62m x 2.79m)



with fitted wardrobes

Externally



The property enjoys a large plot with front & rear lawned garden, part mature hedge boundary, part fenced to the front,

gravelled side grounds with leading gate to the rear paddock. There is more than ample parking & turning space & more than enough space to keep the outbuildings/workshops separate to the main dwellings should any buyer wish to let any of the buildings. The outbuildings have a separate supply of water from the main dwellings via a borehole.

Rear of Property



Lawned Gardens



Outbuilding



Split into 4 sections of approx 22' x 14'2" with electricity &

water connected, historically being stables but with a diverse appeal/usefulness on the holding.

Further attached Woodstore

22'4" x 14'3" (6.81m x 4.34m)

Upstairs to Outbuilding

27' x 22' (8.23m x 6.71m)

In need of some refurbishment but with significant potential for a large office / working space to let for additional income, away from the main dwelling or indeed suitable as a home office, games room and so on, with electric radiator & single drainer sink

Workshop

58'6" x 28'2" (17.83m x 8.59m)



This large workshop set away from the main dwelling has been successfully let over the years, bringing in a stable income & has diverse appeal.

Workshop / Kennels

35'8" x 29'6" (10.87m x 8.99m)



A further workshop with electricity connected, currently used as storage but with potential for kennels with blocks already instated & a side door out to an enclosed run.

The Land



Extends to just under 10 acres of good dry grazing land in 5 convenient paddocks with roadside access and a dramatic backdrop of the Teifi Valley & direct access down to 'Coed y Foel' woodland providing incredible scenic woodland trails for hikes of all levels of difficulty.

Services

We are informed by the vendor that the properties are connected to mains water to the dwellings (borehole supply to outbuildings), mains electricity & private drainage. The main dwelling benefits from oil central heating, whilst 'Pencwm Bach' benefits from gas fired central heating & double glazing to both properties, fibre broadband available on site.

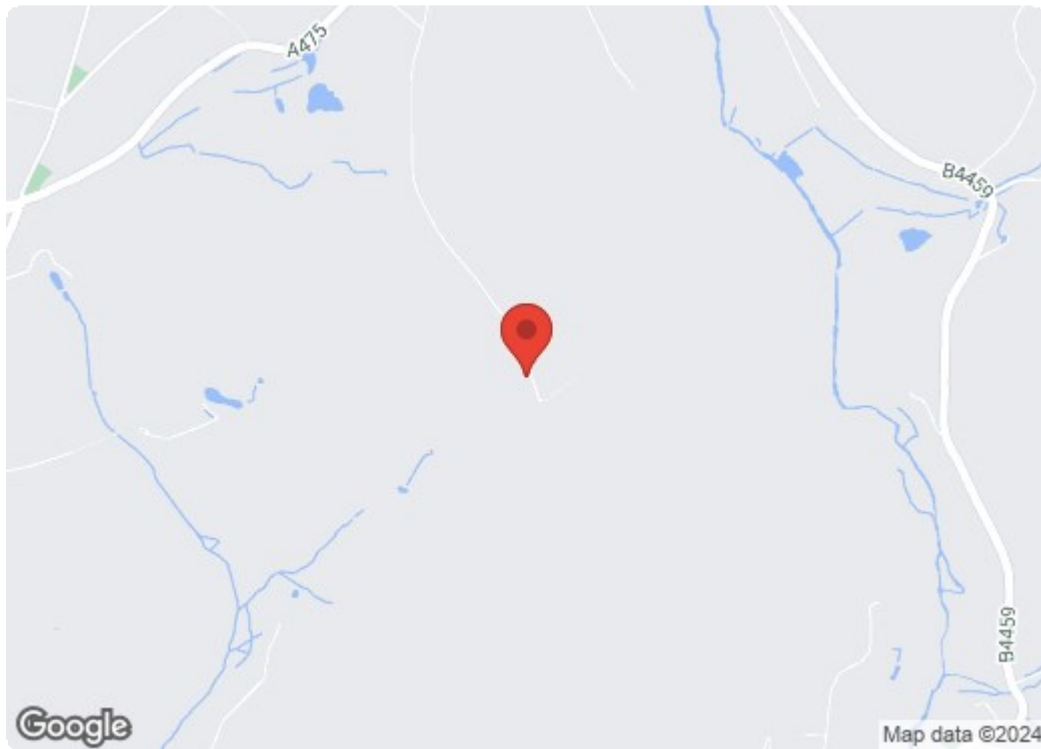
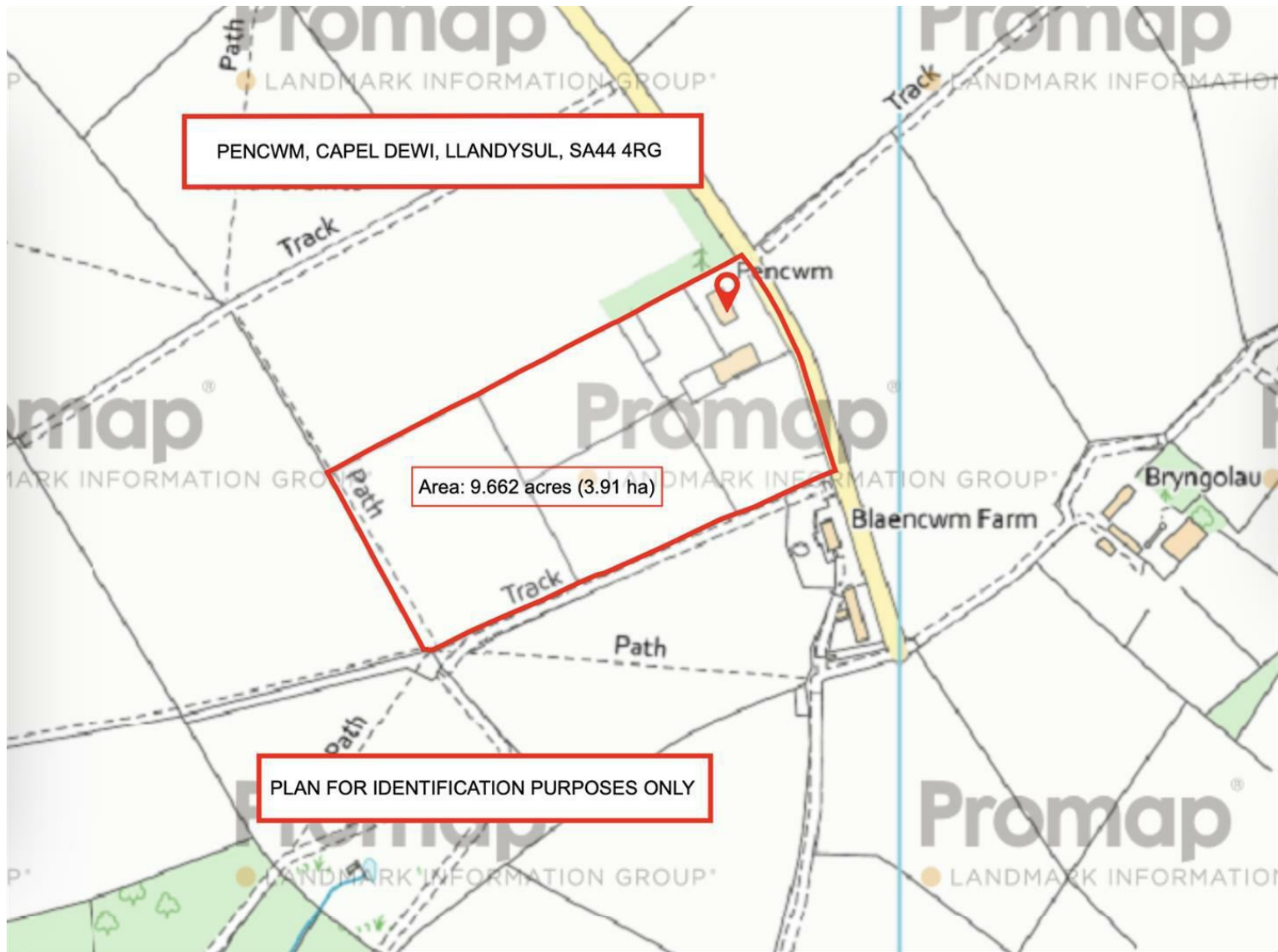
Council Tax Bands

We understand that the main dwelling, Pencwm is in council tax band 'E' whilst Pencwm Bach is on a separate rate being band C.

Directions

What3Words: discount.removable.screening

From the Rhydowen crossroads take the A475 towards Prengwyn, down the hill & over the bridge, take the next left hand turning up a no through road, continue on for approx 1/2 a mile, the property can then be found on your right hand side.



Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC



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