

# EVANS BROS.

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39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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## **Golegoed Smallholding, Crugybar, Llanwrda, Carmarthenshire, SA19 8UL**

**Asking Price £500,000**

A Superbly situated approx 10 acre country property set in an elevated position with panoramic views over the Cothi Valley,

With a lovely 5 bedroomed farmhouse and an extensive range of multi purpose buildings suitable for a range of uses and the level to gently sloping land surrounding the homestead this is certainly one worthy of viewing at an early date.

Convenient to Lampeter, Llandovery and Llandeilo



## FARMHOUSE



Standing in an elevated position, built of stone and slate with elevations rough cast, provides the following oil centrally heated, homely :-

### ACCOMMODATION

(Dimensions approx) All principal rooms have adequate power points and central heating radiators.

**Front Door to ;**

**Sun Lounge**



Door to :

**Entrance Lobby**

Radiator, staircase to first floor.

## Parlour / Sitting Room

14' x 12' (4.27m x 3.66m)



Multi fuel stove, understairs store cupboard.

## Lounge/ Living Room

14' x 13' (4.27m x 3.96m)



Feature oil stove, timber floor, feature old wall oven, bookcase.



### Dining Room

14' x 9' (4.27m x 2.74m)



Inset with oil Rayburn Royal (cooking and hot water), tiled floor, exposed beams.

### Front Conservatory

14' x 10' (4.27m x 3.05m)

Single drainer sink h/c, wall and base storage units, tiled floor, "Worcester" oil boiler, side door.

### Pantry off dining room

With shelves and power points, tiled floor.

### Kitchen

18' x 5'6" (5.49m x 1.68m)



Double drainer sink h/c, wall and base storage units with granite worktops, matching dresser, tiled floor.

### Bathroom

10' x 5'10" (3.05m x 1.78m)



Bath, wc, pedestal wash hand basin, plumbing for washing machine.

### FIRST FLOOR

### Front Master Bedroom

14' x 12' (4.27m x 3.66m)



Store cupboard and access to insulated loft space.

### Landing

With store room.



### Front Double Bedroom

14' x 10' (4.27m x 3.05m)



### Shower Room



Cubicle with electric shower, wc, pedestal wash hand basin.

### Front Bedroom

11' x 9' (3.35m x 2.74m)



### 5th Bedroom/Study/ Hobby Room

10' x 6' (3.05m x 1.83m)



With airing cupboard and store cupboards.

### Rear Bedroom

11' x 6'10" (3.35m x 2.08m)



### SERVICES

Mains electricity, private spring water and drainage.

Council Tax Band: D

### FARM BUILDINGS



An extensive range of modern and traditional outbuildings



conveniently arranged on the periphery of the spacious concreted farmyard and comprising :

**Stone/slate Cowshed**  
72' x 18' (21.95m x 5.49m)



Now utilised as store shed with COOLER HOUSE and LEAN TO KENNELS and STORAGE SHED at rear.

**Further Lean to at side**  
In 2 sections viz.

22' x 14' and 16' x 15' being general purpose outhouses.

**Dutch Barn**  
45' x 19' (13.72m x 5.79m)



With LEAN TO IMPLEMENT/ FODDER SHED in 3 sections.

**Opposite the farmyard:**

**4 Bay Cattle Housing**  
60' x 30' (18.29m x 9.14m)



Steel frame loose cattle housing with slurry pit at rear.

**Cattle Housing**  
60' x 18' (18.29m x 5.49m)



Steel frame cubicle cattle housing with LEAN TO CAR PORT for 2 cars.



**Sheep/ Lambing Shed**  
90' x 30' (27.43m x 9.14m)



Steel frame sheep/lambing shed with :

**Lean to Sheep Shed**  
160' x 26' (48.77m x 7.92m)



**Poly Tunnel**  
24' x 12' (7.32m x 3.66m)



**THE LAND**



The land is divided onto 3 main enclosure surrounding the homestead offering level to gently sloping fields ideal for livestock or equestrian use.

**DIRECTIONS**



From Lampeter, take the A482 towards Llanwrda, passing through the Village of Pumpsaint, proceed for approximately 2.2 miles and the entrance to Golegoed Uchaf will be on your left hand side with an Evans Bros. Farm For Sale board thereon.

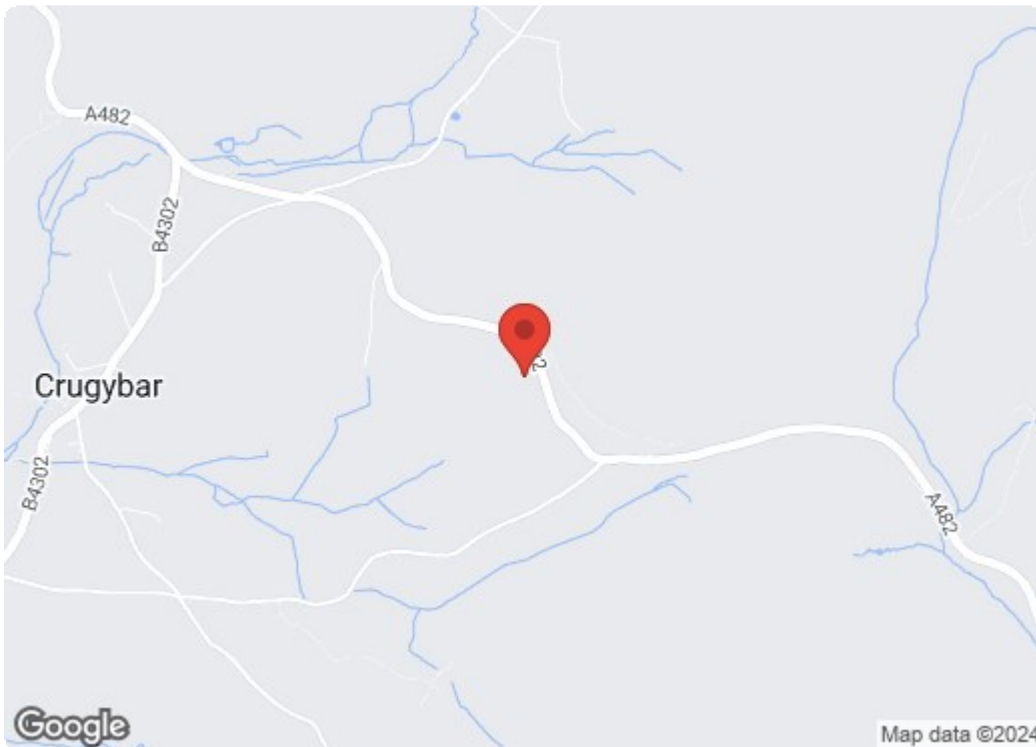
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GOLEUGOED SMALLHOLDING, CRUG Y BAR, LLANWRDA



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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>50</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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



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