

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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**Ynys Towy Station Road, Llangadog, Carmarthenshire, SA19 9LU**

**Asking Price £580,000**

Strategically located 28 acre Towy valley smallholding, located on the edge of the popular village of Llangadog with good transport connections having an improvable detached gentleman's residence styled house, traditional outbuildings and some lovely river meadows running down to the mid reaches of the Towy river.

Great Potential in a good location with some lovely land

## LOCATION



Attractively located just off the A40 in a strategic location on the approach to Llangadog, nestling in the mid reaches of the fertile Towy valley. The lands are all level running down to the river Towy being a particular feature for lovely evening walks

## DESCRIPTION



An imposing property on the edge of the settlement of Llangadog, close to the A40 having a period house offering 4 bedroomed, 2 bathroomed accommodation deserving of some sympathetic refurbishment improvement but with significant potential. The property provides the following accommodation

## FRONT ENTRANCE DOOR to -



## RECEPTION VESTIBULE



Radiator, electric meter, traditional door with coloured glass insets and side lights leading to -

## HALLWAY

Radiator, stairs to first floor

## LIVING ROOM/GROUND FLOOR BEDROOM

14'7" x 11'5" (4.45m x 3.48m)



With a Victorian fireplace, radiator, picture rail, coving

## WET ROOM/SHOWER ROOM OFF

11'5" x 4' (3.48m x 1.22m)



Having part tiled walls, shower, wash hand basin, toilet

## LIVING ROOM

19' x 11'1" (5.79m x 3.38m)



An attractive room with fireplace having gas fire inset, double aspect windows, front bay window, radiator

## DINING ROOM

12' x 12' (3.66m x 3.66m)



With red and black quarry tile floor, side entrance door, feature fireplace having bread oven and recess alcove, radiator, side windows

## KITCHEN

9'2" x 8' (2.79m x 2.44m)



With red and black quarry tile floor, basic base units incorporating single drainer sink unit, wall mounted gas central heating boiler, rear door, radiator

## PANTRY

8'9" x 3'9" (2.67m x 1.14m)



With original slate slabs, side window

## FIRST FLOOR - FRONT LANDING



## BEDROOM 1

15'2" x 11'8" (4.62m x 3.56m)



Front window, radiator

## BEDROOM 2

15'3" x 10' (4.65m x 3.05m)



Double aspect windows, radiator

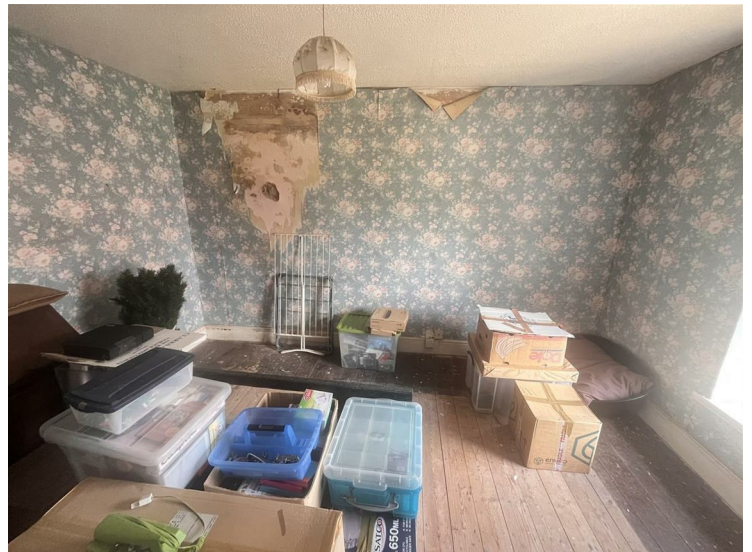
## BEDROOM 3

6'2" x 6' (1.88m x 1.83m)

## REAR LANDING

## BEDROOM 4

13'3" x 9'3" (4.04m x 2.82m)



Radiator, side window

## BATHROOM

13'4" x 8'9" (4.06m x 2.67m)



Being half tiled with wash hand basin, toilet, bath, radiator, access to airing cupboard with copper cylinder, rear and side windows.

## EXTERNALLY



The property is approached via a gated entrance to a traditional side yard area flanked by a Dutch hay barn 30' x 15'6", attractive stone and slate barn with in our opinion, conversion potential (subject to any necessary consents), with concreted yard and fenced paddocks.

## THE LAND



The land is all in one block between the road and running down to the river, being fertile Towy valley meadows renowned for their productivity. There is a further river bank area with some lovely walks along the meandering river Towy

## PLEASE NOTE



The fishing rights are not included.

## SERVICES



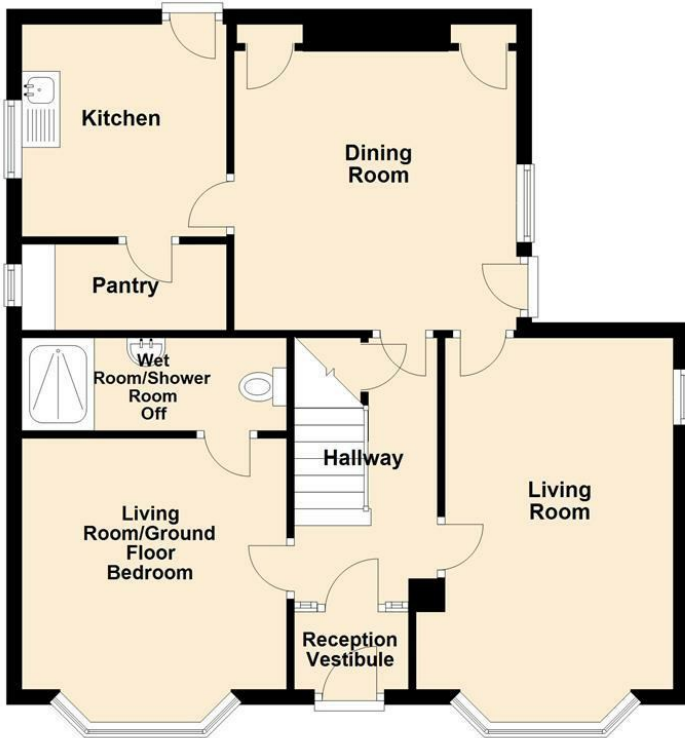
We are informed the property is connected to mains water, mains electricity, mains drainage, mains gas, gas fired central heating.

## DIRECTIONS

From the A40 at the roundabout, turn towards Llangadog and the property can be found being the 1st on the left hand side.

## Ground Floor

Approx. 66.9 sq. metres (720.6 sq. feet)



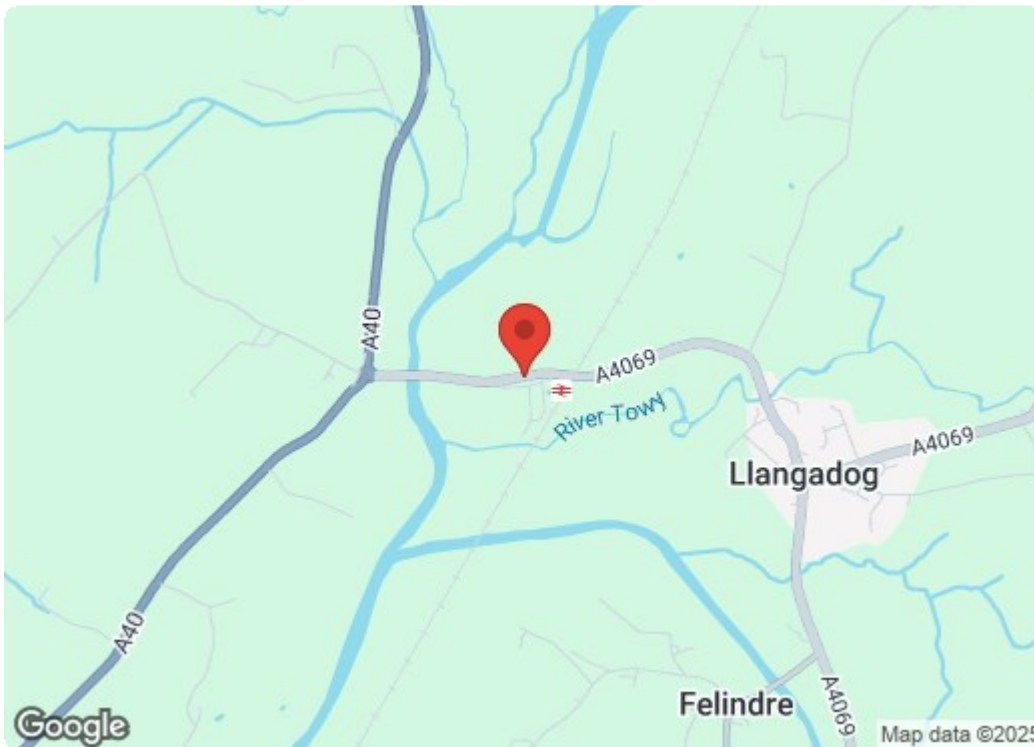
## First Floor

Approx. 66.3 sq. metres (713.9 sq. feet)



Total area: approx. 133.3 sq. metres (1434.5 sq. feet)

For illustration purposes only, floor-plan not to scale and measurements are approximate.  
Plan produced using PlanUp.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

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