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Crymlyn Cottage, Crugybar, Llanwrda, Carmarthenshire, SA19 8SH

Asking Price £375,000

Nestled in the picturesque Cothi Valley, in a rural location mid way between the communities of Talley and Crug y Bar Llanwrda, this charming country property set in 0.7 of an acre has a recently completed 3-bedroom barn conversion offering a unique opportunity for a tranquil countryside lifestyle.

This delightful cottage is not just a home but has immense potential to provide a home and income or two homes, with planning permission for a further 4-bedroom detached barn conversion opening up endless possibilities.

Situated on approximately 0.7 acres of mature gardens adorned with a picturesque stream, this property offers a serene and idyllic setting for nature lovers. The rural location provides a peaceful retreat from the hustle and bustle of life, while still being conveniently located near the vibrant towns of Llandeilo, Llandovery, and Lampeter.

LOCATION



The property is attractively located adjoining the Crugybar to Talley roadway approximately 2 miles from Talley in a pretty stream side setting shared with one other property being the former farmhouse of the homestead which we understand is now in separate ownership. The property is convenient to the market town of Lampeter, Llandovery and Llandeilo, Llandeilo being a popular destination town in the Towy valley. The village of Talley nearby provides a good range of amenities with a highly regarded primary school, village shop and places of worship being home to the former Talley Abbey and lake.

DESCRIPTION



The set of former farm buildings, one having been attractively and sympathetically converted in to a charming 3 bedroomed, 2 bathroomed cottage with planning permission for conversion of the other building in to a larger 4 bedroomed cottage with work on this not having yet commenced. We understand the planning permission was granted in 2014 with works on the converted cottage having been completed in 2017. The property has the benefit of double glazing and oil fired central heating providing modern amenities to a characterful barn conversion and affords more particularly the following accommodation -

FRONT ENTRANCE DOOR to

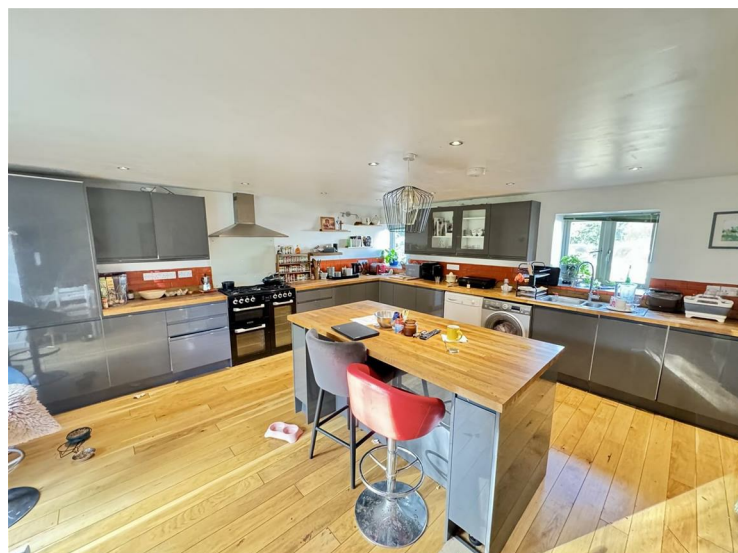
HALLWAY



Oak flooring, radiator, stairs to first floor

KITCHEN/DINING ROOM

17'10" x 16'8" (5.44 x 5.1)



With oak flooring, a range of modern contemporary style kitchen units, yet having a traditional twist with an oak worktop having a 1.5 bowl sink unit, Range with cooker hood over, plumbing and space for automatic washing machine and tumble dryer, integrated dishwasher, fridge and freezer. There is a central island around which there is plenty of room for those family gatherings and this is a light room having French doors to rear.

LIVING ROOM

18'0" x 16'8" (5.5 x 5.1)



Again, an attractive characterful room with a fireplace having wood burning stove, the heart of this lovely home, oak flooring, French doors to rear.

GROUND FLOOR BEDROOM

13'5" x 6'10" (4.1 x 2.1)



Front window, radiator

ENSUITE SHOWER ROOM



Having wash hand basin, toilet and shower cubicle, radiator

FIRST FLOOR - GALLERIED LANDING



Being a nice study space with 2 velux roof windows, radiator, access to storage cupboard

BEDROOM 1

19'0" x 11'9" (5.8 x 3.6)



A large room with 2 velux roof windows, radiator

BEDROOM 3

14'1" x 11'9" (4.3 x 3.6)



Velux roof window, radiator, built-in storage cupboards

BATHROOM



With bath having shower attachment, wash hand basin, toilet, velux roof window, heated towel rail.

EXTERNALLY



The property is approached via a gated entrance with initial shared area then leading to a large graveled forecourt, extensive gardens and grassed areas to the rear of the cottage and barn intersected by a pretty babbling brook being a feature of this property.

Garden Area



THE SECOND BARN



Has significant potential to create a further home or could be used as letting purposes to provide an income. This is a large proposed to provide two storey 4 bedroom accommodation, please refer to the enclosed plans.

SERVICES

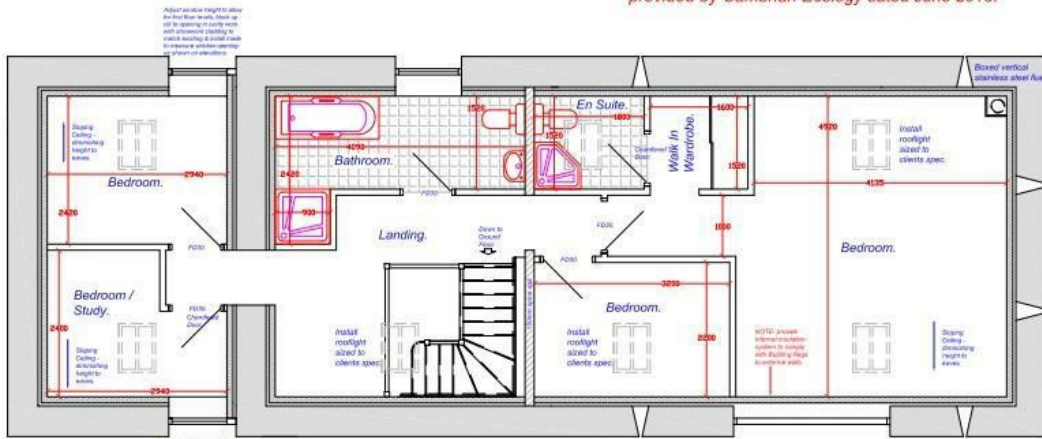
We understand the property is connected to mains electricity, mains water, private drainage, oil fired central heating.

DIRECTIONS

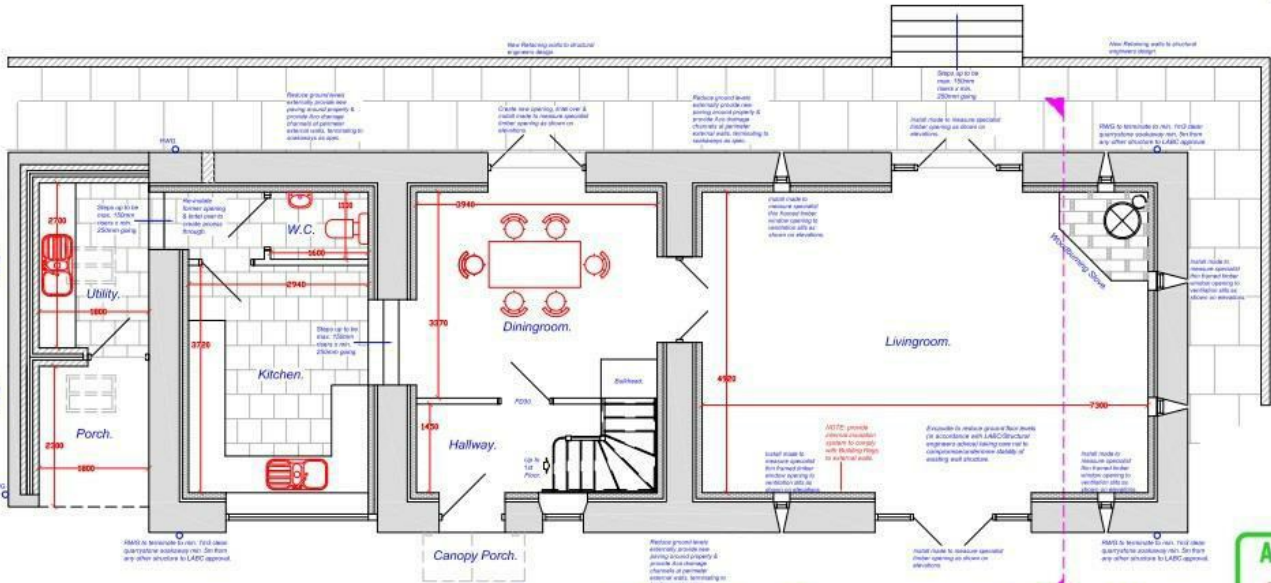
From Lampeter take the A482, continue through Pumpsaint taking the next right turning signposted Talley and Llandeilo, proceed for approximately a 1.5 miles and the property can be found after passing a small farm shop on the left hand side as identified by the agents for sale board.

COUNCIL TAX BAND - E

Amount Payable: £2416.99

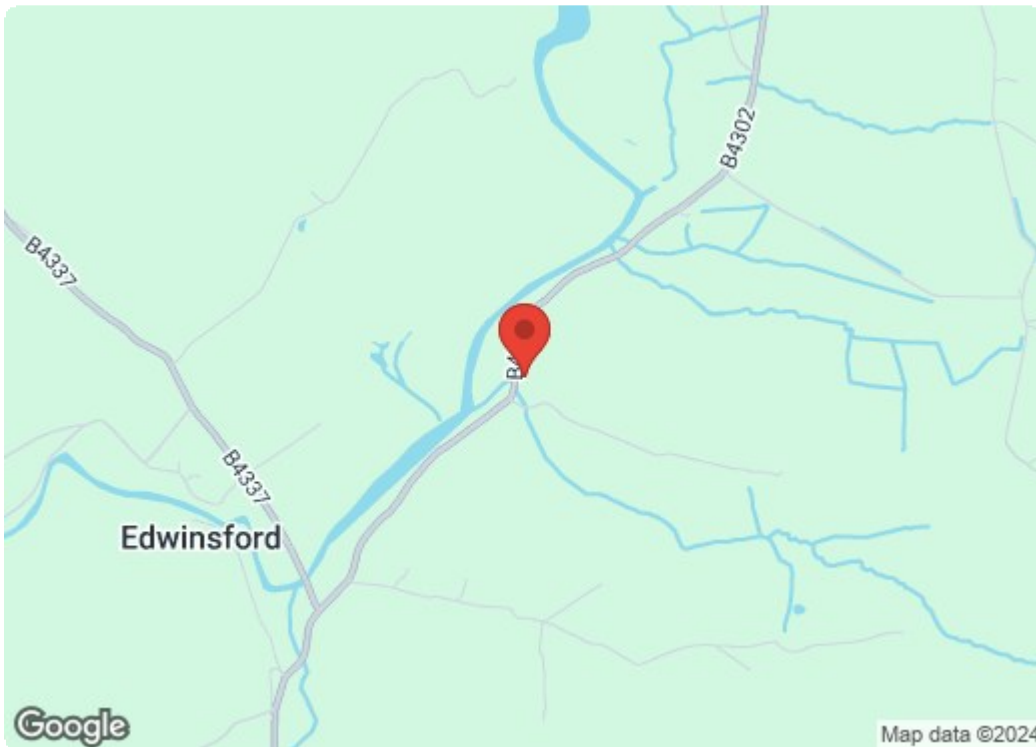


Proposed First Floor Plan.



Proposed Ground Floor Plan.

Section Y-Y.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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		
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(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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