

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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**Maesyrhiw, Ffarmers, Ffarmers, Llanwrda, Carmarthenshire, SA19 8JG**

**Asking Price £360,000**

An attractive 6 acre smallholding having the benefit of an improvable 4 bedroom house with double glazing and central heating together with an adjacent former cow shed in our opinion ideal for conversion to further accommodation (stc) with a useful portal frame barn and some 6 acres of land.

Located in picturesque surroundings approximately 1 mile from the village of Ffarmers and 8 miles from Lampeter.

## LOCATION



The property is attractively located adjoining a quiet country lane in picturesque surroundings approximately 1 mile from the village of Ffarmers with village pub and community center, come 8 miles from Lampeter providing a good range of everyday facilities.

## DESCRIPTION



The property was extended and refurbished in the 1980's and now is deserving of some further refurbish and modernisation but has the benefit of oil fired central heating and uPVC double glazing and provides more particularly the following -

### FRONT ENTRANCE DOOR to RECEPTION HALLWAY

Quarry tile floor

## LIVING ROOM

14'7" x 14'4" (4.45m x 4.37m)



Quarry tile floor, cottage style fireplace with an original bread oven, side cupboard, beamed ceiling

### SITTING ROOM/RECEPTION ROOM 2

14'3" x 7'1" (4.34m x 2.16m)



Radiator

## KITCHEN

11'3" x 14'7" (3.43m x 4.45m)



With quarry tile floor, basic range of kitchen units incorporating sink unit, solid fuel Rayburn range, oil fired central heating boiler

## REAR PORCH

9'9" x 4'8" (2.97m x 1.42m)

## FIRST FLOOR - LANDING

## FRONT BEDROOM 1

11'5" x 11'1" (3.48m x 3.38m)



Built-in cupboard, radiator

## BEDROOM 2

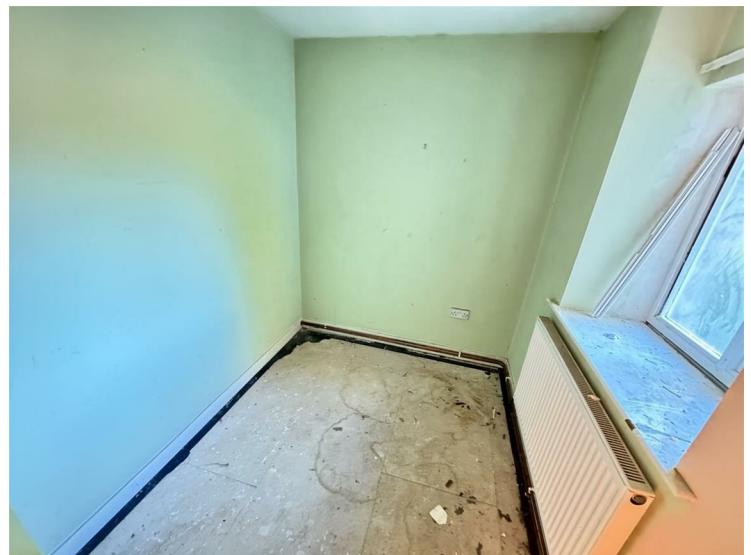
11'6" x 7'9" (3.51m x 2.36m)



Radiator

## BEDROOM 3

6'5" x 8'2" (1.96m x 2.49m)



Radiator

## REAR LANDING

## BEDROOM 4

11'4" x 7'9" (3.45m x 2.36m)



Radiator, side window

## BATHROOM



With bath, wash hand basin, toilet, half tiled walls, radiator.

## EXTERNALLY



The property is set in mature gardens and grounds with large front garden, rear parking area.

## FORMER COW SHED

30' x 13' overall (9.14m x 3.96m overall)



Adjacent to the cottage is a former cow shed. Corrugated iron Garage, 2 further corrugated iron buildings.

## USEFUL PORTAL FRAME BUILDING

45' x 45' (13.72m x 13.72m)



Which would be useful for a range of uses.

## THE LAND



On the opposite side of the lane is a useful area of level land being some 6 acres, divided in to three paddocks.

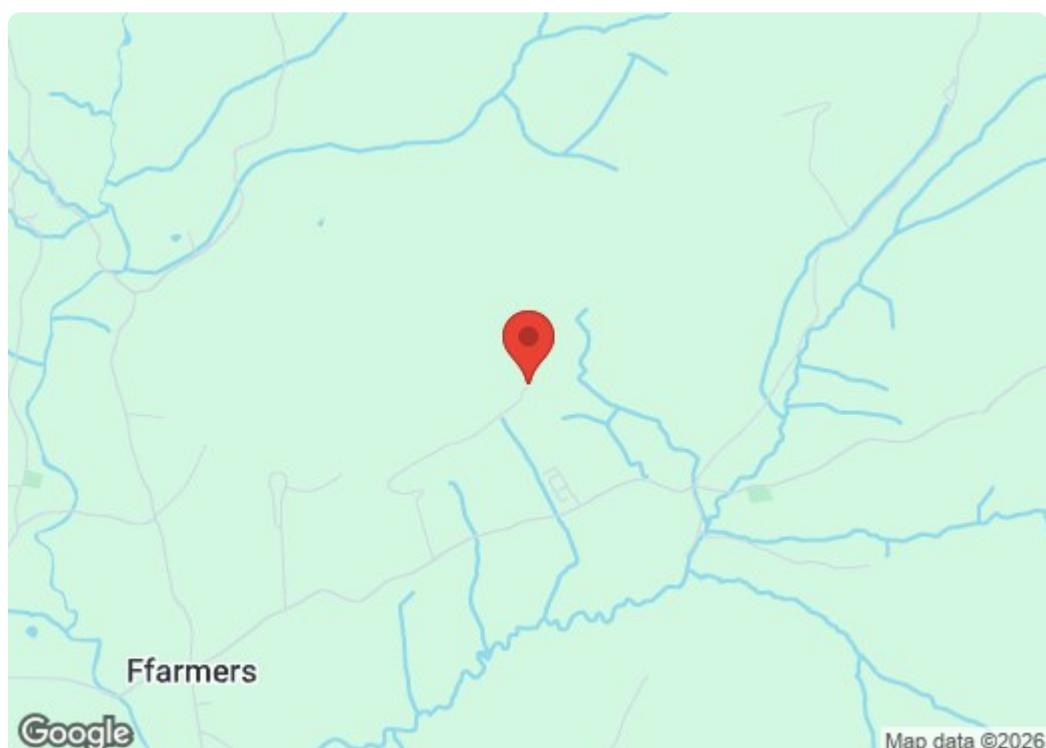
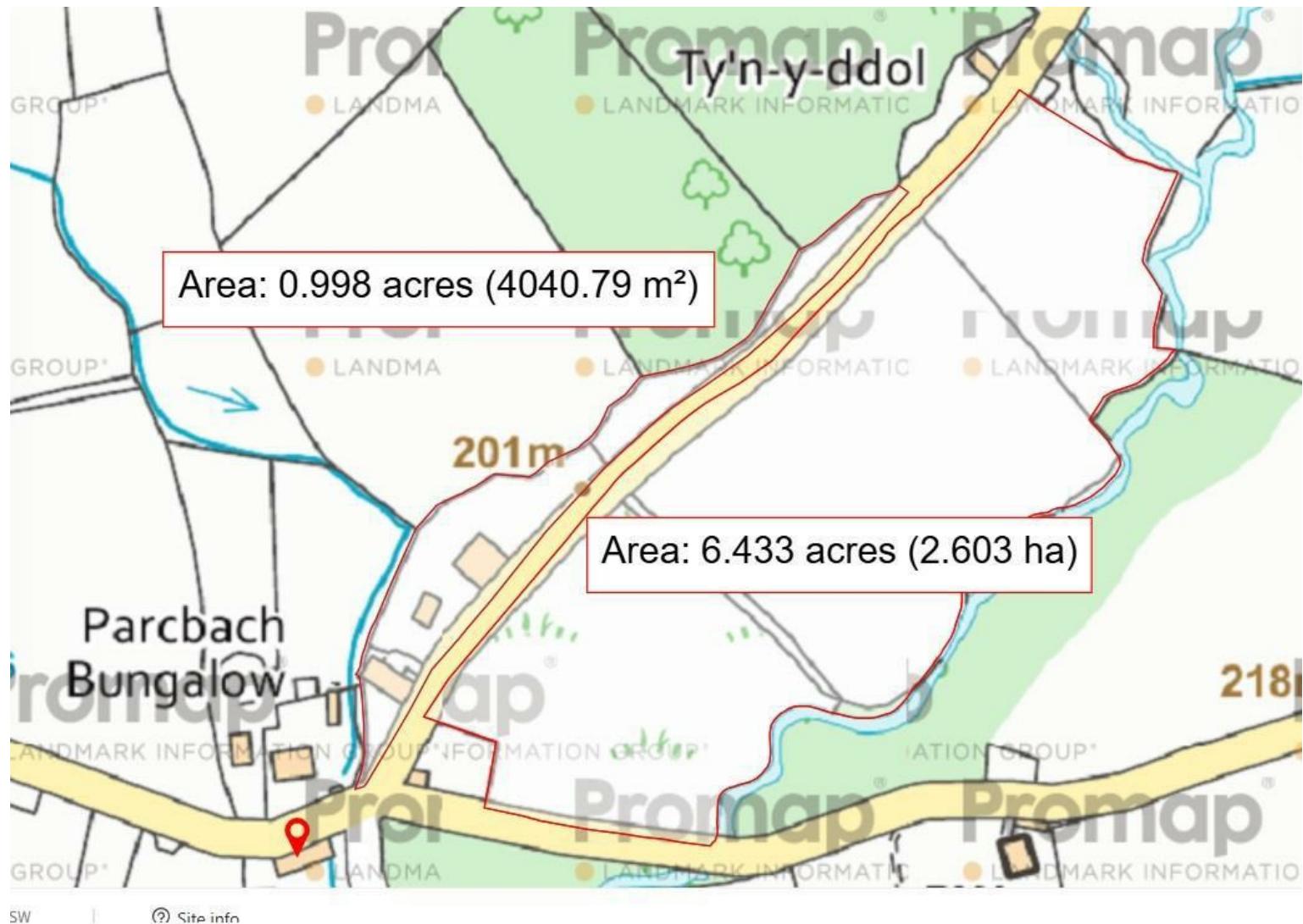
## **SERVICES**

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

## **DIRECTIONS**

From Lampeter take the A482 towards Llanwrda, continue towards Pumpsaint and after the Check Point Garage take the 2nd left hand turning on a sweeping bend sign posted Ffarmers, continue in to the village, turning right on the village square opposite the pub, proceed for approximately 1 mile to a staggered junction, take a left hand turning just by the agents for sale board and the property can be found on the left hand side.

## **COUNCIL TAX BAND -**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		43
(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		EU Directive 2002/91/EC	



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