

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Llettytegan Farmhouse Rhydargaeau, Carmarthen, Carmarthenshire, SA32 7HY

Asking Price £470,000

A convenient smallholding, close to Carmarthen having a 4 bedroom farmhouse of high residential quality together with rear garden and paddock in all some 2.28 acres or thereabouts.

Sought after location on the outskirts of the county town of Carmarthen. ****VIEWING STRICTLY BY PRIOR APPOINTMENT****

Location



Enviously located in a tucked away scenic location just 0.5 miles off the A485 at the end of a no-through adopted single track highway with a drive leading into the farmyard and around to the surrounding. The property is convenient to the administrative centre of Carmarthen which offers a wide range of amenities, including a mainline train station with links to major cities, a regional hospital, 2 secondary schools, leisure centre, multi-screen cinema, high street shops and more. The property has been re-roofed in recent year & forms part of a shared homestead with two other properties, having a private drive to the rear.

Front Entrance Hallway



with stairs leading to first floor, radiator & front entrance door

Living Room

27'5" x 15'11" (8.36m x 4.85m)



with multi fuel stove, alcove shelving, windows to the front & radiators

Dining Room

16'2" x 10'3" (4.93m x 3.12m)



window to front & multi fuel stove

Kitchen / Diner

32'11" x 13'1" (10.03m x 3.99m)



A stylish and bespoke kitchen with base & wall storage units, granite work surfaces, copper sink & taps feature glass panels, integrated AEG steam oven / cooker & microwave, induction hob with built in extractor fan, Bosh dishwasher, integrated fridge freezer, baumatic espresso centre coffee machine, 4 oven AGA with hot plate & two hobs, further pantry cupboard with draws & pull out shelving unit, radiator & tiled flooring.

Utility Room

10'11" x 9'3" (3.33m x 2.82m)



with door to side grounds, tiled flooring, plumbing for automatic washing machine, rear window & base & wall units.

Rear Entrance Hallway

7'9" x 4'6" (2.36m x 1.37m)

door to side & tiled flooring

Cloakroom

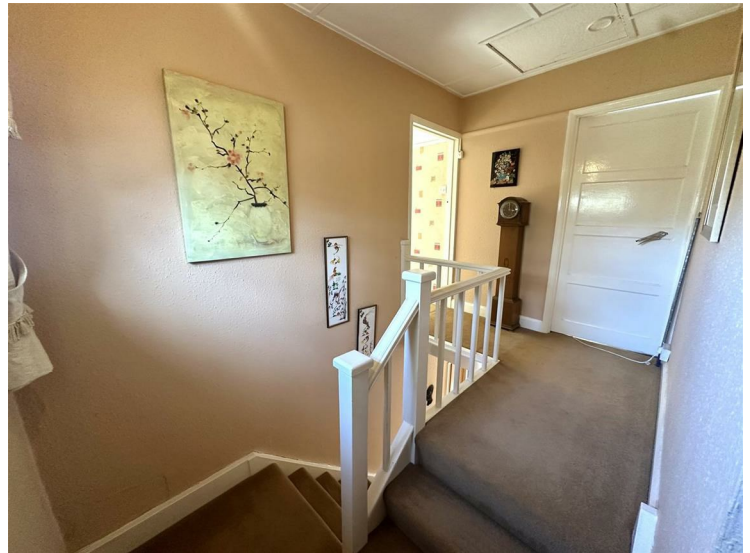
4'10" x 3'3" (1.47m x 0.99m)



with WC, wash hand basin & window to side & rear.

FIRST FLOOR

Landing



with rear window

Bedroom 1

17'9" x 12'3" (5.41m x 3.73m)



front window

Bedroom 2 / Office

9'7" x 6'0" (2.92m x 1.83m)

suitable as as an office / study room or as small bedroom

Principle Bedroom

14'11" x 14'4" (4.55m x 4.37m)



A spacious room with window to front & -

En-suite

7'5" x 4'8" (2.26m x 1.42m)



with WC, wash hand basin & shower cubicle

Bedroom 3

17'8" x 10'9" (5.38m x 3.28m)



with window to the front

WC

4'8" x 2'8" (1.42m x 0.81m)



with wash hand basin & side window

Airing Cupboard

housing the hot water tank & shelving units

Family Bathroom

8'9" x 6'10" (2.67m x 2.08m)



with freestanding bath, shower & sauna Aqualux, WC, wash hand basin, towel rail & side window

Externally



The property has the benefit of a gated entrance leading to the property with ample parking & turning space, front garden & a rear garden that is all well enclosed & low maintenance to keep.



Front Garden



The Land



To the rear of the property is a lively paddock, with hedge boundary and being ideal for those looking to keep small livestock, a horse and/or pony.



Services

We are informed by the vendors that the property benefits from connection to mains electricity, private drainage & oil central heating. Private water supply via shared borehole (with maintenance split 3 ways with 2 adjacent properties) We are informed by the vendors that here is an option of mains water.

Directions

What3Words: spends.cookbooks.slicer

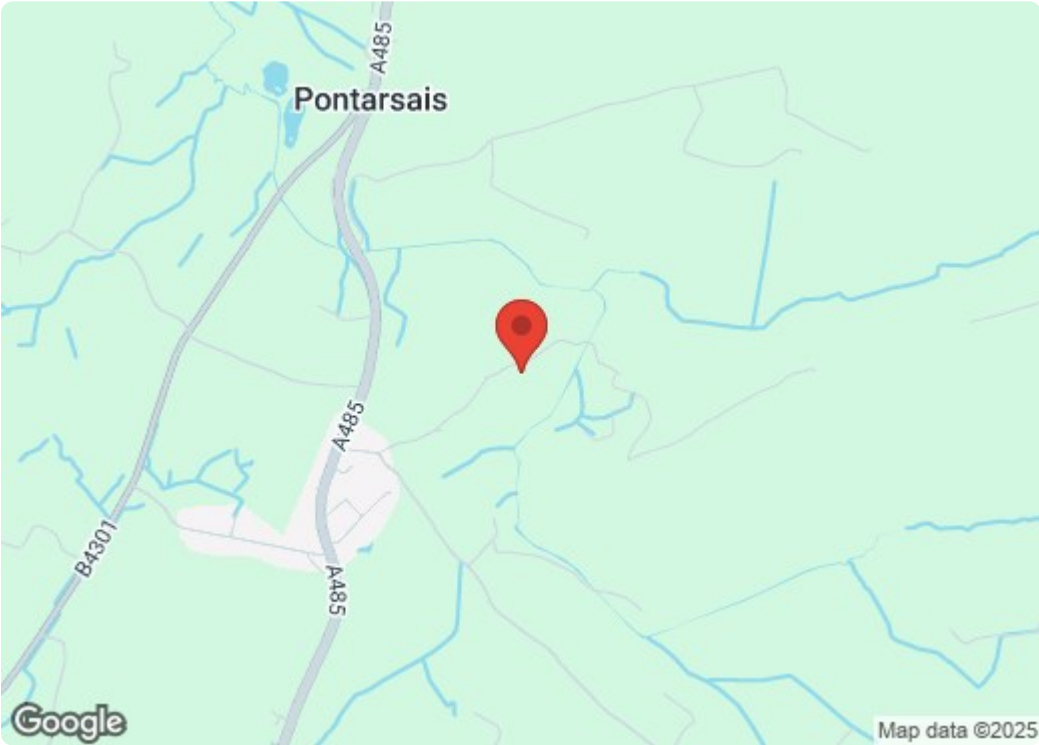
Upon entering Rhydargaeau on the A485 heading south towards Carmarthen, take the first left hand turning at the junction, continue down the road taking the next left on the fork, continue down this road for a mile or so & Llettytegan Farm can be found at the culmination of the no through road.

Viewing

STRICTLY & ONLY BY PRIOR APPOINTMENT BY THE. SELLING AGENT - EVANS BROS, LAMPETER 01570 422 395.

Council Tax Band 'F'

We understand that the property is in council tax band 'F' with the amount payable per annum being £2958.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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