





Clyn Farm, Cwmbach

£825,000 Freehold

Ty Clyn being a Four Bedroom House and Pen Y Clyn, a One Bedroom Bungalow • Currently Run as a Beef Farm with Stock Shed designed for 40 Cattle • Clyn Farm Incorporates Two Residential Properties • Set within 53 Acres or Thereabouts of Rolling Countryside including an Acre of Woodland with River Frontage and Fishing Rights • Range of Outbuildings, Stores and Implement Sheds

Contact Cardigan Office

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TY CLYN
Detached double fronted house under a traditional construction dual pitched roof. Concreted pathway leading up to the entrance door leading to a storm porch.

Entrance Hallway
Entrance hallway having quarry tiled floor. Staircase rising off to first floor, under stair storage cupboard, door leading out to the rear garden/patio, doors to:-

Sitting Room
Single panel radiator, Upvc double glazed window to the front, feature picture rail.

Dining Room
Single panel radiator, Upvc double glazed window to the front, feature picture rail.

Living Room
Feature fireplace with pointed stone surround with inset wood burner on a slate hearth, Upvc double glazed window to the rear, feature picture rail, single panel radiator.

Breakfast Room
Ceramic tiled floor, Upvc double glazed window to the rear, single panel radiator, door to:-







Kitchen
Feature exposed beam ceiling, bespoke fitted base units with solid slate worksurface over, undermounted Belfast sink with chrome mixer tap, plumbing for washing machine, ceramic tiled floor, feature Inglenook style fireplace where there is an oil fired Rayburn cooker range having two ovens, a warming plate and a hot plate. "Worchester" oil fired boiler which serves the central heating system and heats the domestic water. Two double glazed Velux windows to the rear, ceramic tiled floor and a Upvc double glazed door leading out to the boot room/rear entrance porch. Ceramic tiled floor.

Boot Room/Rear Entrance Porch
Ceramic tiled floor, two Upvc double glazed entrance doors, one leading to the side court yard and the other leading to the rear court yard and garden.

FIRST FLOOR
Half galleried landing area with large open space to the front and Upvc double glazed window with a rural outlook. Access to loft space and single panel radiator. Doors to:-

Family Bathroom/Shower Room/WC
Pine tongue and groove panelled bath, pedestal wash hand basin, shower cubicle with a "Gainsborough" electric shower fitment. Marbelex panelled walls, close coupled economy flush WC, airing cupboard with fitted shelves and a hot water cylinder. Upvc double glazed window to the rear. Single panel radiator.





Bedroom One
Single panel radiator, Upvc double glazed window to the rear with extensive views.

Bedroom Two
Upvc double glazed window to the front, single panel radiator.

Bedroom Three
Upvc double glazed window to the front, single panel radiator.

Fomer Masonry Built Farm Office
Upvc double glazed pedestrian entrance door and further Upvc double glazed double doors and Upvc double glazed window to the side. Ceramic tiled floor throughout, wood burner stove, feature vaulted ceiling with exposed beams, door to WC with low level WC and a panel bath and pedestal wash hand basin with tiled splash back and downlighting. Kitchen area having fitted base units with Beech effect door fronts and a gloss finish granite effect work surface over incorporating a 1.5 bowl sink. Plumbing for washing machine, electric cooker point, Upvc double glazed window to the side with rural outlook, staircase to mezzanine level. Adjoining the office is:-





Garden Room
Upvc double glazed entrance door leading into the farm kitchen/preparation area, having fitted base units with Beech effect door fronts and gloss finish granite effect work surface over incorporating a 1.5 bowl stainless steel sink. LP Gas cooker point, Upvc double glazed window to the side, slate effect ceramic style floor throughout. Feature vaulted ceiling with exposed timber beams, double glazed Velux windows to both side and rear, wood burning stone, staircase to mezzanine level door to WC with low level WC and a panel bath and pedestal wash hand basin with tiled splash back and downlighting, Upvc double glazed door leading out to rear porch/summer house/garden room with a part glazed door leading through to an enclosed garden area.



PEN Y CLYN
Upvc patio doors leading into:-

Sun Lounge
Dwarf cavity built walls with Upvc double glazed windows to three sides over, under a vaulted Upvc double glazed roof, ceramic tiled floor, panel radiator with grilles. Leading into:-

Dining Room
Feature vaulted ceiling with exposed beams, double glazed window to the side, panel radiator. Open way leading through to:-





Living Room
Feature vaulted ceiling with exposed beams, two double glazed windows to the rear and double glazed window to the side with extensive views over the surrounding countryside, two panel radiators. Archway leading through to:-

Kitchen
Feature vaulted ceiling with exposed beams, two Velux windows to the front and rear, double glazed window to the rear, fitted base and eye level units with country cream colour door and drawer fronts with a solid wood work surface over the base unit. Undermounted Belfast sink with chrome mixer tap, Hotpoint double oven/grill, 4 ring halogen hob with a chimney style extractor over, ceramic tile floor, plumbing for washing machine.



Snug/Dining Room
Feature vaulted ceiling with exposed beams, two double glazed windows to the front, ceramic tiled floor and a feature exposed pointed stone wall. Hallway with door through to:-

Bathroom/Shower Room/WC
Corner shower enclosure with an Inspiration power shower, oval shaped panel bath, low level WC and pedestal wash hand basin, panel radiator, partly tiled walls with sailing boat patterned inserts, vaulted ceiling with exposed beams, double glazed Velux window to the rear, Manrose extractor, slate effect ceramic tiled floor.







Bedroom Two
Vaulted ceiling with exposed beams, double glazed window to the front with a slate sill, panel radiator, double glazed Velux windows to the front and rear.

Externally
Set within 53 acres of rolling coutryside with various outbuildings. Implement shed and stores.

Cattle Store

Utilities & Services
Heating Source: Oil central heating Services: Electric: Mains Water: Mains and private. Drainage: Private Local Authority: Carmarthenshire County Council Council Tax: Band D What3Words - ///gratuity.unique.statement

Anti Money Laundering & Ability To Purchase
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.



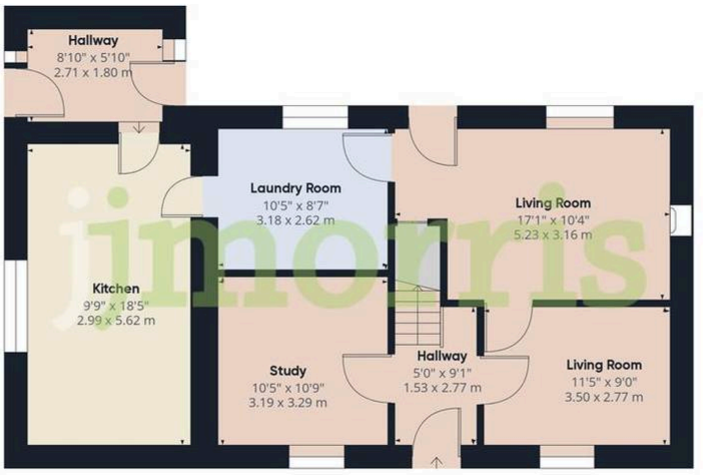




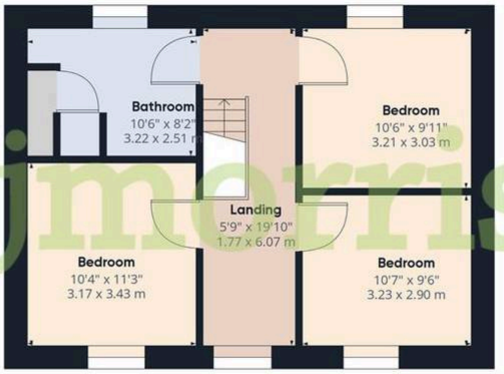


Broadband Availability
According to the Ofcom website, this property has standard broadband available, with speeds up to 1mbps upload and 3mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage
The Ofcom website states that the property has the following indoor mobile coverage EE Voice - Yes & Data - Yes Three Voice - No & Data - No O2 Voice - No & Data - No Vodafone. Voice - No & Data - No Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



Floor 0

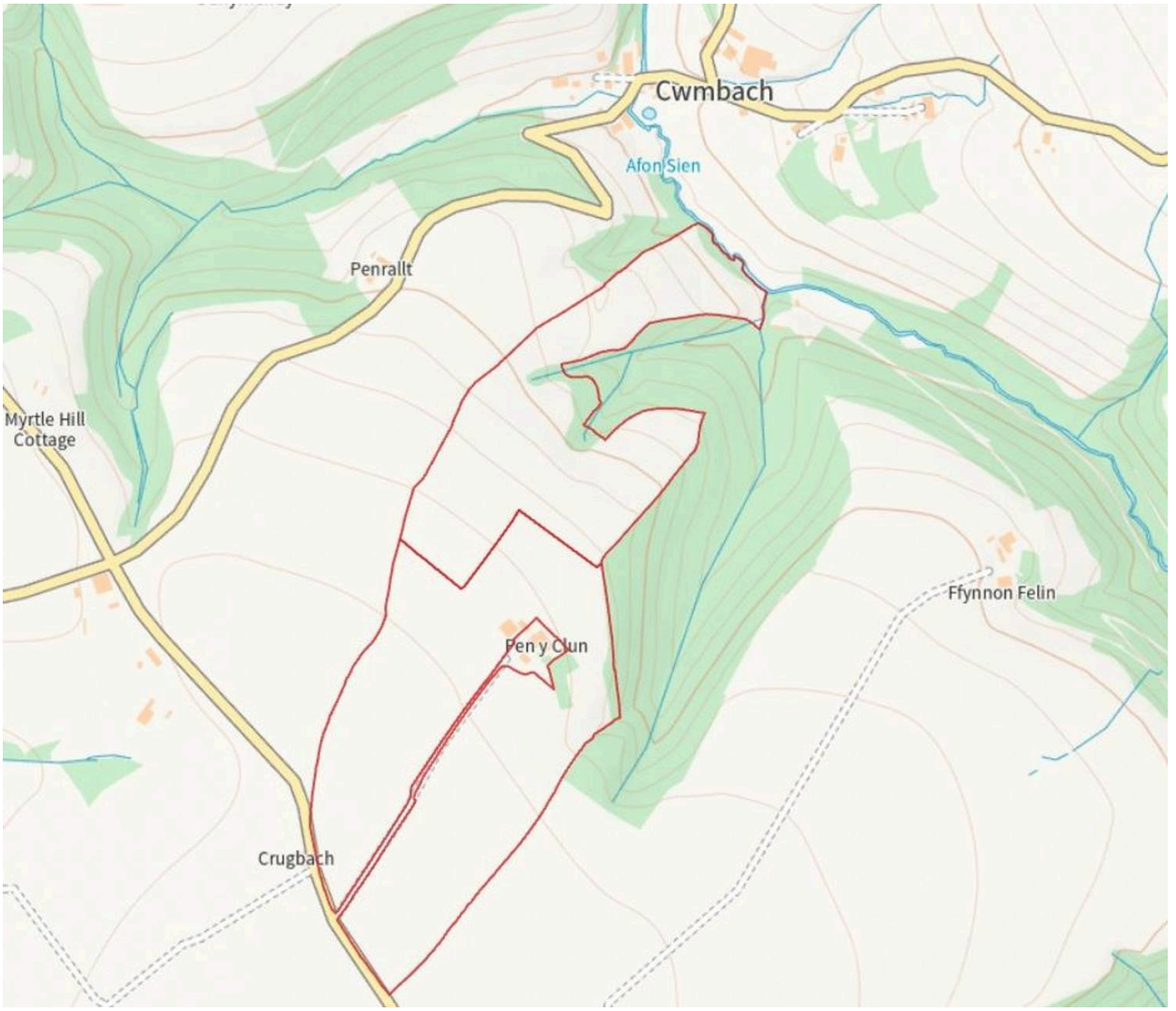


Floor 1

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