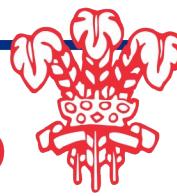


# EVANS BROS.

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**Bancyplas, Maesycrugiau, Pencader, Ceredigion, SA39 9LZ**  
**Offers Around £485,000 ono**

Peacefully set a mere  $\frac{3}{4}$  of a mile from the county boundary, this charming SOUTH FACING DETACHED EXTENDED COTTAGE (now 1,625 sq ft) offers 3 / 4 BEDROOMS and 2 / 3 LIVING ROOMS with full AIRSOURCE CENTRAL HEATING and full DOUBLE GLAZING. The whole property extends to approx 2.329 ACRES and includes 2 level paddocks extending to approx 1.84 ACRES. In addition to the main residence, the property includes a RANGE OF OUTBUILDINGS inc a stone built garage with conversion potential – ST consents. Conveniently located just 14 miles north of Carmarthen and approx 4.5 MILES FROM THE TEIFI VALLEY TOWN OF LLANDYSUL.

## LOCATION & DIRECTIONS

What3Words location: ///jungle.homelands.drizzly Peacefully set at OS Grid Ref SN 455 413 at the end of a short private drive off the council maintained lane. The village of Capel Dewi is a mere 3/4 of a mile away while the village of Llanfihangel Ar Arth is approx 1.25 miles away and the Teifi valley town of Llandysul is approx 4.5 miles away along the B4336. The county town of Carmarthen is approx 15 miles away. From Carmarthen, take the A485 north (as if heading towards Lampeter) passing through the villages of Peniel, Rhydargaeau and Alltwalis. At Windy Corner garage bear left onto the B4459 and proceed through the village of Pencader and on to the village of Llanfihangel Ar Arth. Continue over the crossroads and proceed for approx 3/4 of a mile (passing the church and The Eagle public house) before taking the first right approx 100 yards after crossing the bridge. Proceed up the hill for approx half a mile and bear left (passing Fronfelen Farm on the left) and on for approx 300 yards and the entrance will be seen on the left

## CONSTRUCTION

We understand the property is built mainly of traditional solid stone, with more recent side and rear extensions of cavity construction, under a duo-pitched roof to provide the following charming and beautifully maintained accommodation.

## RECEPTION ROOM

14'1" x 10'8" (4.31 x 3.27)



A bright room with a quality laminate floor, part panelled walls and an open beamed ceiling. Staircase to the first floor.

## LOUNGE

12'9" x 12'1" (3.91 x 3.69)



Having a laminate floor and a feature cast iron wood burning stove in a wooden surround with a tiled hearth. Opening to the

## KITCHEN / BREAKFAST ROOM

16'2" x 10'11" (4.94 x 3.34)



A stunning room fitted with a good quality range of base units, a feature Belling gas fired range with double ovens and 5 gas burners. Hardwood worktops and breakfast bar and an Italian style tiled floor. The dining area is particularly attractive with 2 Velux rooflights and French doors at the back leading to the rear patio area.

## UTILITY ROOM

10'9" x 6'3" (3.28 x 1.92)



Having a tiled floor, ample free-standing storage cupboards, a Belfast sink and a half glazed upvc door to the rear. Just off this room there is a smaller area housing the Airsource hot water tank and plumbing for an automatic washing machine.

## GROUND FLOOR SHOWER ROOM

6'5" x 5'6" (1.98 x 1.70)



Laminate floor, part Respotex lined walls and fitted with a white 3 piece suite comprising a WC, washbasin and corner shower cubicle. Wall mounted heated towel rail.

## STUDY / GROUND FLOOR BEDROOM

14'4" x 10'5" (4.38 x 3.18)



A more recent side extension which could be sectioned off to provide a granny flat if needed. Having a laminate floor, a blanked off fireplace (which could be made functional) and a picture window to the front.

## FIRST FLOOR

A split level LANDING with a loft access and a door off to the

## MAIN BEDROOM 1

14'7" x 9'4" (4.45 x 2.85)



With a laminate floor, dual aspect windows, built in storage cupboard and an en-suite WC with a wall mounted wash hand basin.

## DOUBLE BEDROOM 2

13'10" x 9'8" (4.24 x 2.97)



Again with a laminate floor and dual aspect windows. Louvre fronted storage cupboard.

## SINGLE BEDROOM 3

11'2" x 5'9" (3.41 x 1.76)



Laminate floor.

## COUNCIL TAX

We understand the property is in Council Tax band E and that the Council Tax payable for the 2025 / 2026 financial year is £2,797.60 which equates to approximately £233.13 per month before discounts.

## AGENTS NOTES

1. Prospective buyers will notice a "path" shown on the boundary plan. This path was an old passage used by one neighbour to access the private spring, but that spring no longer exists and the neighbouring property has been on mains water for years.
2. There are no PUBLIC rights of way over this property, but one neighbour does have a PRIVATE right of way down the drive. In practice this right of way is rarely used as they have a better access from the other side.

## FAMILY BATHROOM

6'11" x 5'6" (2.12 x 1.69)



A beautiful room with a laminate floor and fitted with a white 3 piece bathroom suite comprising a paneled bath (with a shower over) WC and pedestal washbasin. Wall mounted heated towel rail.

## EXTERNALLY

To the front of the cottage there is a graveled forecourt, next to an approx 500 sq ft stone built GARAGE / WORKSHOP. Across the way, there is an approx 25' x 15' (approx 375 sq ft) general purpose LEAN TO and ample parking for approx 3 or 4 vehicles. On the lawn there is a 2 berth STATIC CARAVAN currently used as a hobby / craft space and occasional family use and with a mains cold water feed and electricity via a hook-up. To the rear, there is a raised private PATIO giving a lovely area for BBQs or just a quiet area to sit and relax. The land is all clean and is split into 2 enclosures as marked on the plan.

## SERVICES

Mains electricity and water. Private drainage to a septic tank. Newly installed Airsource central heating. Full upvc double glazing. Newly installed solar panels and improved insulation which has improved the EPC rating.

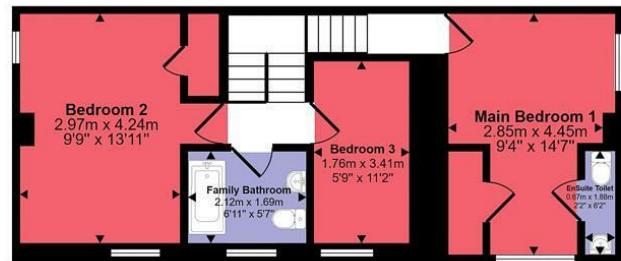
## BOUNDARY PLAN



PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

### AGENTS NOTES

We are informed the fascia and soffits were replaced in June 2025 and the chimney repaired. The insulation has also been upgraded and the heating system has just been changed to air source heating with solar panels fitted.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	94	
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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	94	
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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