

# EVANS BROS.

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## Cefnysgwyn, Capel Isaac, Nr Llandeilo, Carmarthenshire, SA19 7UA

**Offers Around £445,000 ono**

A SECLUDED AND HIGHLY ATTRACTIVE FREEHOLD 22.1 ACRE HOLDING enjoying an enviable private position with NO PUBLIC OR PRIVATE RIGHTS OF WAY and comprising a DETACHED TRADITIONAL STONE BUILT FARMHOUSE (encircled by its own fields) A RANGE OF TRADITIONAL STONE OUTBUILDINGS (ideal for conversion subject to the necessary consents) approx. 1,700 SQ FT OF MODERN OUTBUILDINGS and a useful mixture of grazing, scrub and woodland. The farmhouse offers comfortable accommodation comprising 1 LIVING ROOM, 3 BEDROOMS, a KITCHEN, BATHROOM etc. and benefits from SOLID FUEL CENTRAL HEATING and DOUBLE GLAZING but would benefit from SOME SELECTIVE UPDATING. The land comprises approx. 9.3 ACRES OF GRAZING, approx. 4.9 ACRES OF RECOVERABLE SCRUB LAND and approx. 6 ACRES OF WOODLAND. No public or private rights of way. Just 4.8 MILES FROM LLANDEILO. NO ONWARD CHAIN.

## LOCATION & DIRECTIONS

What3Words location [///sampling.ecologist.barks](https://www.what3words.com/sampling.ecologist.barks) Very peacefully situated at OS Grid Ref SN 588 258 approx 400 yards down a private drive and approx 4.8 miles from the ever popular Towy valley town of Llandeilo. The county town of Carmarthen is approx 14.8 miles away (mainly along the A40 trunk road) and offers an excellent range of amenities including a regional hospital, 2 secondary schools, numerous supermarkets, multi-screen cinema etc. From Carmarthen, take the A40 east (as if heading towards Llandeilo) and proceed for approx 11 miles to Broad Oak. At the cross roads, turn left and continue for approx 1.5 miles to the T-junction and turn right. After approx a third of a mile, turn left at the next T-junction and continue for approx 1 mile bearing left at the fork. Proceed for approx 300 yards and the entrance to the property will be seen on the left - identified by an Evans Bros "For Sale" board. NB: The property is down its own private drive and is NOT visible from the road. To view the property, prospective buyers will need to make an appointment.

## CONSTRUCTION

We understand the property is built of traditional solid stone walls with elevations exposed under a pitched slated roof, to provide the following character accommodation. Solid Oak door to the RECEPTION ROOM with a solid floor, space for an American style upright fridge / freezer and a door off to a STORE ROOM.

## LIVING ROOM

15'3" x 13'6" (4.65 x 4.12)



A charming room with an exposed stone inglenook fireplace housing a good sized Hunter wood burning stove on a tiled hearth, dual aspect with 2 picture windows to the front, smaller window at the rear and feature open beamed ceiling. Staircase off to the first floor.

## KITCHEN

10'10" x 9'2" (3.32 x 2.80)



Fitted with a mixed range of base units incorporating a stainless steel sink, tiled worktops and a solid fuel Rayburn incorporating a back boiler for both the central heating and domestic hot water.

## CONSERVATORY

11'5" x 7'1" (3.48 x 2.18)



Glazed to 3 elevations with a pitched Polycarbonate roof and French doors to the side, looking out onto two apple trees and a damson tree to the side.

### UTILITY ROOM

9'11" x 8'4" (3.03 x 2.56)



WC, single glazed sash window, dual aspect windows and plumbing for an automatic washing machine.

### SHOWER ROOM

5'7" x 5'4" (1.72 x 1.64)



Part tiled and fitted with a large modern walk-in shower, WC and paneled sink.

### WC / UTILITY

6'6" x 5'1" (1.99 x 1.55)

### FIRST FLOOR

LANDING with a storage cupboard to the side.

### BEDROOM 1

13'10" x 7'9" (4.22 x 2.38)



Dormer window to the rear and exposed trusses.

### BEDROOM 2

14'4" x 8'0" (4.37 x 2.45)



Dormer window to the rear and exposed trusses.

### BEDROOM 3

10'5" x 6'8" (3.20 x 2.04)



Dormer window to the rear.

## POTENTIAL BATHROOM

6'5" x 5'6" (1.97 x 1.69 )



Fitted with tongue and groove paneled walls, tiled floor, WC and a pedestal washbasin. To the side there is a large storage cupboard which we assume is big enough to convert to a shower.

## EXTERNALLY



To the rear of the dwelling there is an approx 45' x 24' (approx 1,080 sq ft) steel framed MULTI-PURPOSE IMPLEMENT SHED with a concreted floor. Attached to the dwelling there is an approx 45' long stone range comprising a STABLE, TOOL STORE etc, some with the original cobbled floors and dividing walls . This range would be ideal for converting into an annexe or extending the main dwelling - subject to the necessary planning consents. Adjacent to this range there is an approx 634 sq ft steel framed TRACTOR SHED and REPURPOSED RAILWAY CARRIAGES.

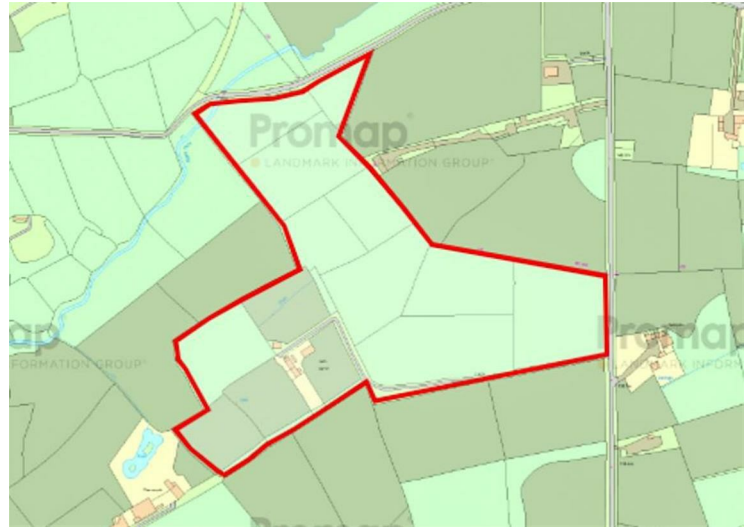
The whole property extends to approx 22.18 acres and comprises approx 9.35 acres of level grazing land in 6 enclosures, approx 5 acres of rough grazing and approx 6 acres of woodland. The scrub is recoverable and was previously grazing land.

## SERVICES

Mains electricity and water and additional private water supply

from 2 wells if needed. Private drainage - believed to be to a cesspit. Solid fuel central heating. Mostly double glazed windows.

## BOUNDARY PLAN



PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

## COUNCIL TAX

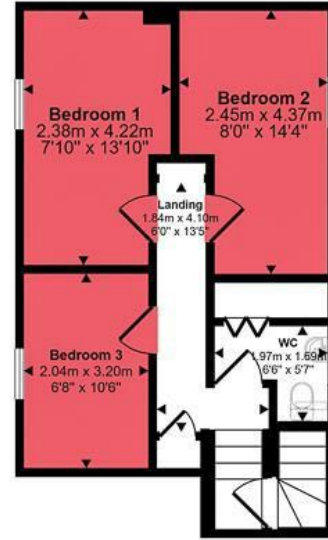
We understand that the property is in Band D and the Council Tax payable for the 2026 / 2027 financial Year is £2,351 which equates to approx £195 a month without discounts.

Approx Gross Internal Area  
100 sq m / 1079 sq ft

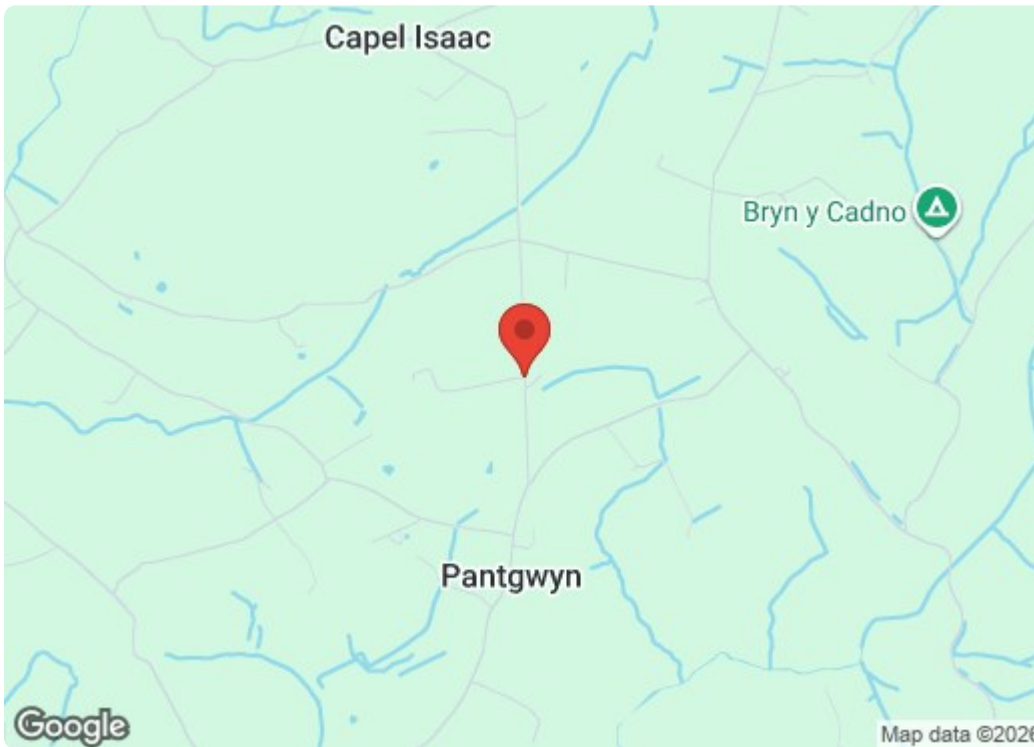


Ground Floor  
Approx 60 sq m / 647 sq ft

Denotes head height below 1.5m



First Floor  
Approx 40 sq m / 432 sq ft



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>94</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>14</b>	
<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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	



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