

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Nantgwyn Llanpumsaint, Carmarthen, Carmarthenshire, SA33 6JL

Asking Price £525,000

Delightfully positioned 9 acre smallholding diversely appealing with a great range of outbuildings.
 The former farmhouse offers a large home with spacious 5 bedroomed well proportioned accommodation with oil C/H
 One of the main attractions of this property is a useful range of traditional and modern barns, suiting a host of uses, in a private yet not remote location.

The property is set within approximately 9 acres of land with two paddocks and with stream boundary.
 7 Miles from Carmarthen and convenient to Newcastle Emlyn and Llandysul.

LOCATION



The property is attractively located enjoying good views on the outskirts of the rural community of Llanpumpsaint being convenient to Llandysul, Newcaslt Emlyn and some 7 miles from the county town administrative centre of Carmarthen.

DESCRIPTION



The farmhouse is located in an elevated position overlooking the homestead being an extended property under a pitched roof with the benefit of oil fired central heating and uPVC double glazing. The property provides well proportioned and spacious 5 bedroomed accommodation with large rooms and although would benefit from some improvement from some modernisation, provides a great opportunity for somebody to create their home spacious property.

The Accommodation provides more particularly the follwoing -

OPEN PLAN LIVING ROOM

32'2" x 16'4" (9.80m x 4.98m)



With front entrance door, two front windows, feature inglenook style brick fireplace with wood burning stove inset (not tested)

REAR KITCHEN

19'7" x 16'2" (5.97m x 4.93m)



With a range of kitchen units incorporating a stainless steel sink unit, oil fired Rayburn range

UTILITY ROOM

10'11" x 9'7" (3.33m x 2.92m)

Fitted units with with Belfast sink unit, cooker space, plumbing for automatic washing machine

STUDY/OFFICE

10'6" x 6'2" (3.20m x 1.88m)

SIDE HALLWAY

With tiled floor, boiler cupboard housing the oil fired central heating boiler

SHOWER ROOM

6'3" x 5'3" (1.91m x 1.60m)



With shower cubicle, wash hand basin, toilet, radiator

UTILITY/BOOT ROOM

19'11" x 9'1" (6.07m x 2.77m)



FIRST FLOOR - LARGE GALLERIED LANDING



Access to loft

BEDROOM 1

15'8" x 16'8" (4.78m x 5.08m)



BEDROOM 2

11'4" x 9'11" (3.45m x 3.02m)



BEDROOM 3

16'7" x 8'1" (5.05m x 2.46m)



BEDROOM 4

12'8" x 13'3" (3.86m x 4.04m)



BATHROOM

12'7" x 8'4" (3.84m x 2.54m)



With bath, wash hand basin, toilet, half tiled walls, fitted cupboards incorporating airing cupboard

BEDROOM 5

16'6" x 12'7" (5.03m x 3.84m)



EXTERNALLY



The property is approached via a farm drive initially shared and then private with the farmhouse standing in spacious grounds and gardens.

THE OUTBUILDINGS



The property has the benefit of a great range of outbuildings, being a former larger farm. To the side of the farmhouse is a traditional stone range and former cow shed together with adjoining hay shed and machinery store. Set away from the main house is a further range of buildings including a former cow shed and adjoining dairy.

Cattle shed approximately 50' x 40' with cow cubicles, large covered yard area, former silo, further hay barn with leanto's. A great range of buildings diversely appealing for a range of uses.

THE LAND



The property is offered with approximately 9 acres which includes two pasture paddocks to the front with a stream boundary.

COMMENT:



The property is offered for sale being a former Dairy Farm which has now been purchased with the land being retained for afforestation, therefore the homestead will be set in a maturing forest background.

COUNCIL TAX BAND - F



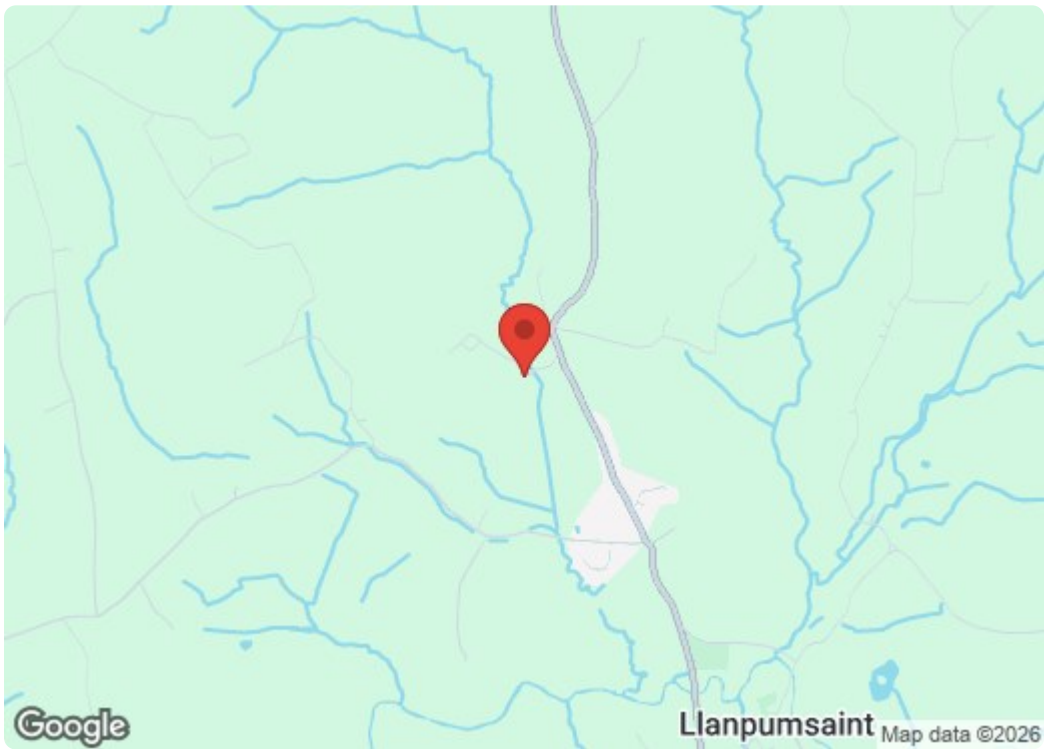
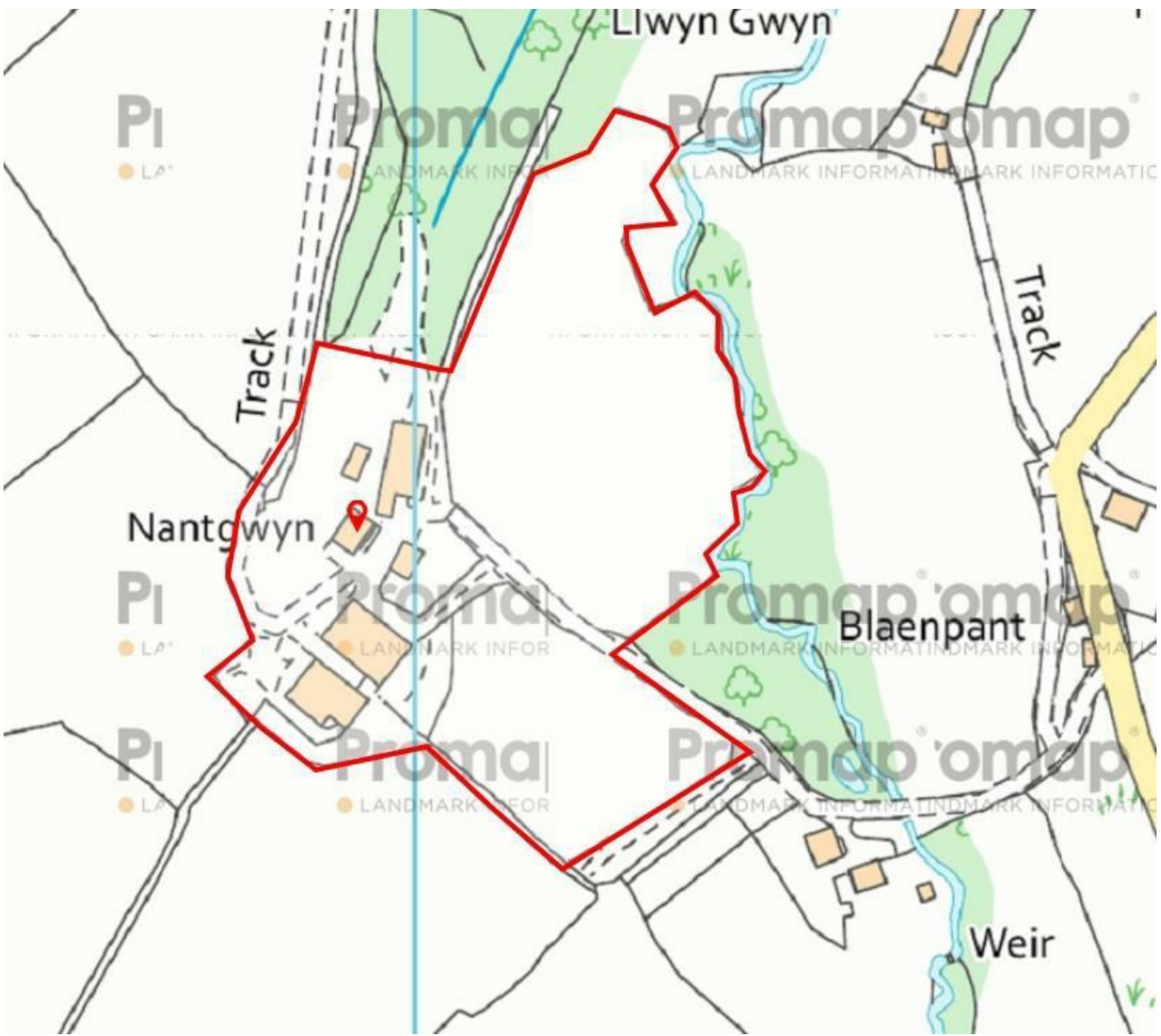
Amount Payable: £3224 <http://www.mycounciltax.org.uk>

SERVICES

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

DIRECTIONS

What3words: cycle.regulate.establish



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	51	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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EU Directive 2002/91/EC		



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