

NEW PRICE



## Bwthyn Gwyn, Ty Mawr, Llanybydder SA40 9RD

**Offers in the region of £295,000**

**\*\* CHARACTER 1.70 ACRE COUNTRY HOLDING \*\***

**Ideal Country Living EER D56**

**Detached Dormer Property**

**Pony Paddock & Stables**

**VIEWING RECOMMENDED!!**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**EJ/RO/79037/131120**

**DESCRIPTION**

**\*\* NICELY POSITIONED COUNTRY HOLDING WITH Paddock AND STABLES - NO ONWARD CHAIN \*\* EER D56**  
An ideal opportunity of acquiring a nicely positioned country property located down a private shared track within lovely rural surroundings, The property is set in approximately 1.70 acres of land offering great potential and comprises a detached 2/4 bedroomed dormer residence requiring some modernisation works, including 2 loft rooms being ideally suited as 2 bedrooms (stc). Outside there are good sized grounds and gardens with an extensive lawned garden, useful garden shed, dog kennels/runs with purpose built stabling block. Also included is a pony paddock laid to pasture being ideal for ponies with an adjacent yard area having potential for riding school or alternatively additional car parking area.

**ACCOMMODATION**

The property comprises a nicely positioned residential holding of considerable appeal, located within beautiful rural surroundings some 1 mile from the market village of Llanybydder. The property comprises a detached dormer dwelling of traditional construction with rendered elevations lying under a slated roof and benefitting from oil fired central heating (not tested) and double glazed windows. The dwelling currently offers 2 ground floor bedrooms with a large loft area with potential for another 2 bedrooms (subject to consent). The accommodation does require some modernisation works and comprises as follows:

**ENTRANCE PORCH**

9'6 x 5'1 (2.90m x 1.55m)  
Enter via front entrance door, (requiring completion works), door to:

**ENTRANCE HALL**

Stairs to loft area, timber effect flooring, radiator, doors to:

**BEDROOM 1**

12'1 x 10'7 (3.68m x 3.23m)  
Window to front, radiator.

**BEDROOM 2**

11'2 x 10' (3.40m x 3.05m)  
Window to front, timber effect flooring, radiator.

**OPEN PLAN LOUNGE**

16'4 x 10'11 (4.98m x 3.33m)  
Attractive stone fireplace with timber mantle over, beamed ceiling, timber effect flooring, radiator, feature 2 double glazed small entrance doors to side.

**KITCHEN/DINER**

16'5 x 8'8 (5.00m x 2.64m)  
Windows to rear, range of fitted wall and base units with worktops over, 1½ bowl single drainer sink unit with mixer tap, cooker space, space and plumbing for washing machine, door to:

**FREEZER/STORE ROOM**

8'9 x 3' (2.67m x 0.91m)  
Window to side.

**BATHROOM**

10'6 x 6'2 (3.20m x 1.88m)  
Window to rear, 3 piece suite comprising bath, low level WC, pedestal wash hand basin, radiator.

**CLOAKROOM**

WC, radiator.

**LOFT ROOM 1**

13'1 x 12'10 (3.99m x 3.91m)  
Velux window, radiator, door to:

**LOFT ROOM 2**

12'10 x 11'11 (3.91m x 3.63m)  
Velux window, radiator.

**PLEASE NOTE**

Both loft rooms could be ideally suited as a further 2 bedrooms, subject to completion works and the necessary planning consents required.

**EXTERNALLY**

The property is approached over a short shared track leading down to gravelled forecourt area which provides ample parking/turning space. There is also a **DETACHED GARAGE 13' x 13'** of block construction and an **ADJOINING DOG KENNEL**. To the rear is a good size mature lawned garden with pathways, external central heating boiler (not tested), **DOG KENNELS 22' x 14'** of block construction with double glazed entrance door, **ADJOINING DOG RUNS** on both ends, **GARDEN SHED 15'**

**x 10'** of timber construction with double timber doors and a **PURPOSE BUILT STABLE BLOCK** of timber construction being divided into 3 boxes of 12' x 12' each. A gateway leads out from the stable block to the adjoining pony paddock which is laid to healthy pasture land, having extensive roadside frontage and a large hardcore yard area being ideal for riding school or further parking/turning areas. In total, the land extends to 1.7 acres (or thereabouts).

**SERVICES**

We are advised mains water (joint meter with neighbour) and electricity are connected to the property with private drainage via a septic tank.

**VIEWING**

By appointment with the selling Agents on 01570 422 846 or e-mail lampeter@johnfrancis.co.uk

**OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

**FACEBOOK & TWITTER**

Follow us on twitter @JohnFrancisLamp or on facebook www.facebook.com/JohnFrancisEstateAgents

**TENURE**

We are advised that the property is Freehold

**GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

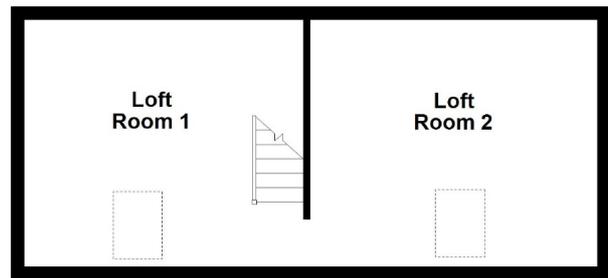
**DIRECTIONS**

From Lampeter take the A485 Carmarthen road and continue on for approximately 5 miles until arriving at Llanybydder. Turn left at the crossroads signposted Llansawel and carry on for approximately 1.7 miles whereby the track leading down to the property will be located further on the left hand side (opposite lay by). Proceed down the track and the is located further down on the right.

## Ground Floor



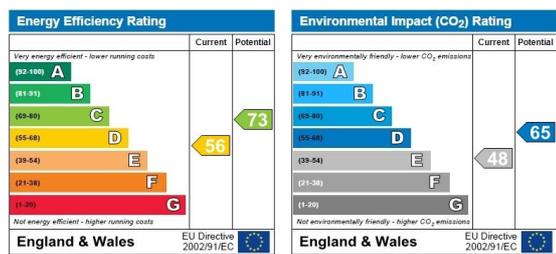
## First Floor



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**John.  
Francis**