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18A KING STREET, CARMARTHEN, CARMS, SA31 1BH

Tel: (01267) 236611 & 237721 E-mail: carmarthen@evansbros.co.uk



Nantyci Farm Llysonnen Road, Carmarthen, Carmarthenshire, SA33 5DR

Offers In Excess Of £720,000 ono

AN EXCEPTIONALLY ATTRACTIVE VERY CONVENIENTLY LOCATED 11.25 ACRE ROADSIDE HOLDING comprising a WELL PRESENTED RECENTLY REFURBISHED SUBSTANTIAL 3 BEDROOMED FARMHOUSE, an impressive approx. 4,000 SQ FT TRADITIONAL STONE BARN and mainly CLEAN MOWABLE GRAZING situated just 2.5 MILES FROM THE COUNTY TOWN OF CARMARTHEN. The dwelling is in very good condition and comprises 3 LIVING ROOMS, 3 BEDROOMS and benefits from FULL OIL FIRED CENTRAL HEATING and FULL DOUBLE GLAZING. Complementing the residence is an extensive range of WELL TENDED GROUNDS together with an approx. 0.3 ACRE ORCHARD. The substantial traditional stone barn is currently utilised as a WORKSHOP but offers EXCELLENT CONVERSION POTENTIAL (S.T. CONSENTS).

LOCATION & DIRECTIONS

What3Words location: ///influence.works.calculate Very conveniently located just 2.5 miles to the west of the county town of Carmarthen in a set back position next to the A40 dual carriageway for the M4 to Swansea and South Wales and west into Pembrokeshire. Being the county town, Carmarthen offers a fantastic range of amenities including a regional hospital, mainline train station, multi-screen cinema, leisure centre, 2 secondary schools (1 Welsh and 1 English) 3 large supermarkets etc. From Carmarthen take the A40 west towards St. Clears passing the show ground and turn right approx 200 metres after the electricity site on the right.

CONSTRUCTION

We understand the property is partly built of traditional solid stone walls with elevations part rendered and part exposed under a duo pitched slate roof to provide the following substantial accommodation. FRONT STORM PORCH with a red and black quarry tiled floor with an ornate canopy and half glazed door to the HALLWAY. With a feature parquet tiled floor, staircase to the first floor and half glazed French doors to the

LIVING ROOM

14'0" x 13'2" (4.27 x 4.03)



A beautiful relaxing room with an electric fired "woodstove" on a raised tiled hearth in a wooden surround and exposed solid Oak floorboards.

LOUNGE

13'6" x 13'5" (4.13 x 4.09)



Again with exposed wooden floorboards, feature woodburning stove in a painted stone surround, window to the front and a smooth rendered ceiling.

KITCHEN / BREAKFAST ROOM

15'5" x 12'1" (4.71 x 3.69)



Beautifully fitted with a ceramic tiled floor with a bespoke range of kitchen units comprising double ovens, a 5 ring gas hob with an extractor fan over, Belfast sink, ample hardwood worktops, central breakfast bar and feature bifold doors to the side patio.

DINING ROOM

15'7" x 12'0" (4.77 x 3.66)



Believed to be the original kitchen this room has a red quarry tiled floor, white painted stone walls, a feature Rayburn in a stone surround and a half glazed door to the side.

PANTRY

5'8" x 2'11" (1.73 x 0.91)

Ceramic tiled floor and ample wall mounted shelving.

FIRST FLOOR

A beautifully decorated LANDING with doors off.

BEDROOM 1

20'8" x 13'9" max (6.32 x 4.21 max)



With a sash window to the front and an airy DRESSING AREA to the side. Due to the configuration, this room could be split into 2 rooms should prospective buyers need a private dressing room or home office.

BEDROOM 2

14'1" x 13'5" (4.31 x 4.10)



BEDROOM 3

12'7" x 11'8" (3.86 x 3.56)



A good sized room with a sash window to the side and built in fitted storage cupboards to 1 side.

BATHROOM

14'0" x 11'10" (4.29 x 3.62)



A luxurious room with dual aspect windows, a freestanding

roll-top bath, WC, modern sink and a large walk-in shower.
Exposed timber roof trusses.

EXTERNALLY



To the front of the dwelling, there is a good sized walled and graveled forecourt, while to the side there is a graveled patio ideal for BBQs, breakfasts etc.

SERVICES

Mains electricity. Private water and drainage ??? Oil fired Central Heating. Double glazing. To the front there is a large graveled hardstanding big enough for at least 10 vehicles. To the one side there is an approx 4,000 sq ft stone range currently used for storage and workshops - but ideally suited to conversion to holiday accommodation subject to the necessary planning consents etc. To the other side there is a large lawned area bordered by a small stream, while to the rear of the stone building there is an approx 0.3 acre orchard.; and behind that a stock proof fenced level to gently sloping enclosure, ideal for sheep or horses and mowing.

BOUNDARY PLAN

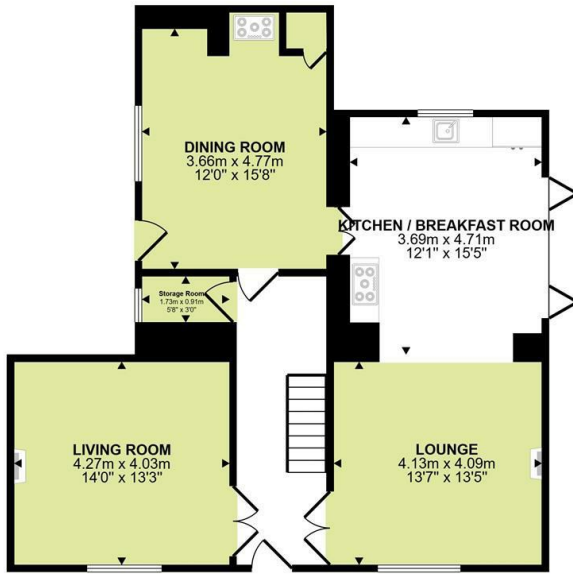


PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

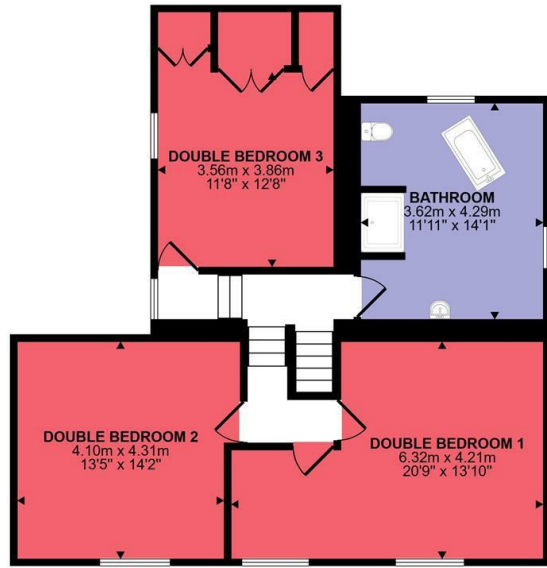
COUNCIL TAX

We understand that the property is in Band E and the Council Tax payable for the 2026 / 2027 financial Year is £2,874 which equates to approx £239 a month without discounts.

Approx Gross Internal Area
176 sq m / 1894 sq ft

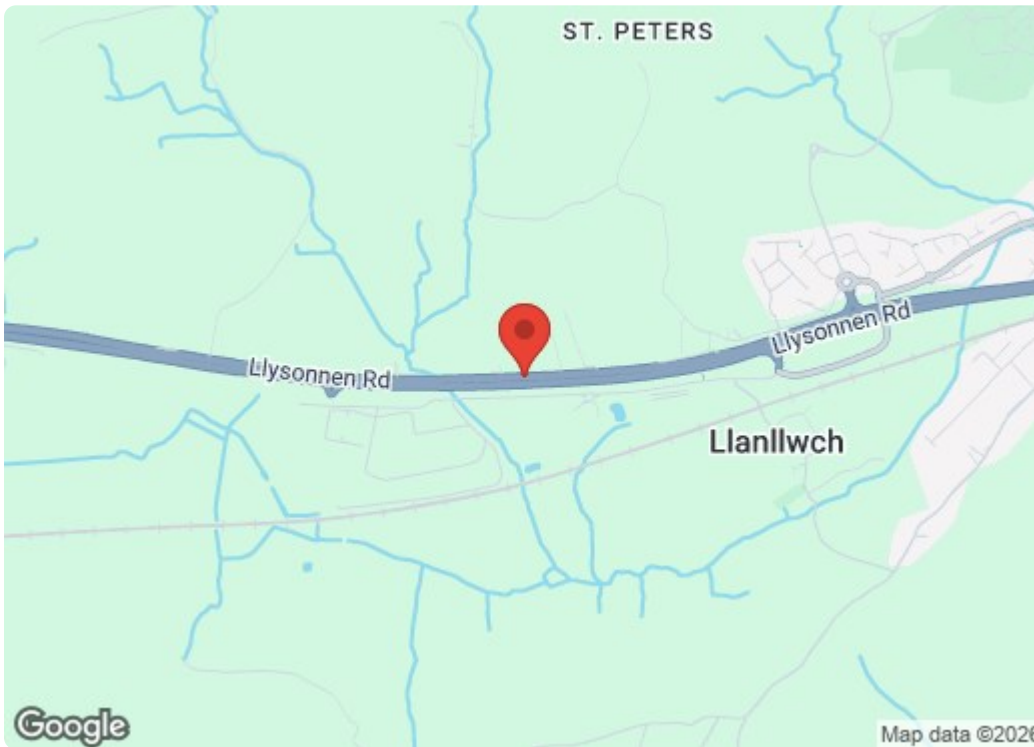


Ground Floor
Approx 88 sq m / 950 sq ft



First Floor
Approx 88 sq m / 945 sq ft

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		
(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 (CO₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



39 HIGH STREET, **LAMPETER**,
CEREDIGION, SA48 7BB
Tel: (01570) 422395



MART OFFICE, **LLANYBYDDER**,
CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462