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**Gwel Y Cwm Maesymeillion, Llandysul, SA44 4NG**

**Asking Price £495,000**

The perfect family home enjoying stunning countryside views towards the Preseli Mountains! Very attractively situated in the peaceful rural hamlet of Maesymeillion, Llandysul this attractive & well built four-bedroomed detached family home enjoys a delightful setting on a quiet council road just four miles from the popular market town of Llandysul. The property offers spacious and well-proportioned accommodation, complemented by generous lawned gardens providing an ideal space for children, family entertaining and outdoor enjoyment. Combining a tranquil rural location with excellent accessibility to local amenities, this is an outstanding opportunity to acquire a spacious family home in one of West Wales' most attractive settings.

## Location



Very attractively situated in Maesymeillion with far reaching countryside views towards the Preseli Mountains, on a quiet council road amidst several other well kept properties. Maesymeillion is a charming rural hamlet situated amidst the rolling countryside of the Teifi Valley, approximately four miles from the thriving market town of Llandysul. Offering an idyllic country setting whilst remaining conveniently accessible, the area is highly regarded for its peaceful surroundings, attractive farmland and strong sense of community. Llandysul provides an excellent range of everyday amenities including primary and secondary schooling, supermarkets, independent shops, cafés, public houses, healthcare facilities and a leisure centre, together with the renowned Llandysul Paddlers Canoe Centre on the River Teifi. The larger market towns of Newcastle Emlyn, Lampeter and Llanybydder are all within easy travelling distance, while the county town of Carmarthen and the M4 motorway can be reached in around 30 minutes. The beautiful Cardigan Bay coastline, with its award-winning beaches and popular seaside villages including New Quay, Llangrannog and Aberporth, is approximately 20 minutes away, offering excellent opportunities for coastal walks, water sports and dolphin spotting. Combining a tranquil rural environment with excellent accessibility to both local amenities and the spectacular Ceredigion coastline, Maesymeillion is an ideal location for those seeking an enviable West Wales lifestyle.

## Description



A spacious & executive 4 bedroomed home built in circa 2010 of traditional construction with attractive part stone façade, the

property enjoys far reaching views over the open countryside, creating a wonderful backdrop to everyday living. The property benefits from oil fired central heating, uPVC double glazing, solar PV & enjoys a spacious plot providing ample parking & ample space for relaxing & entertaining family & friends. The property affords more particularly the following -

### Front Entrance Door to -

### Spacious Reception Hallway

12" x 9'5" (3.66m x 2.87m)



with stairs to first floor, under stairs storage & doors to -

### Living Room

25'6" x 13' (7.77m x 3.96m)



A lovely light, airy & spacious living room with double aspect windows, fireplace with tiled hearth & open flue & step down through to -

### Conservatory

11'9" x 10'6" (3.58m x 3.20m)



with breathtaking far reaching views over the open unspoilt countryside towards the Preseli mountains, tiled flooring & doors to grounds at rear

### Kitchen

17'4" x 13' (5.28m x 3.96m)



A spacious & contemporary kitchen, well equipped with a great range of base & wall units, central island, single drainer sink with attractive views towards the Preseli mountains, attractive oil fired 'Aga' range with hot plate top & extractor hood over, further gas hob, integrated dishwasher, eye level microwave, part tiled walls with tiled flooring, doors to -

### Dining Room

18'6" x 13' (into bay) (5.64m x 3.96m (into bay))



Flowing naturally from the kitchen, with attractive front bay windows providing a light & open feel to this spacious dining room.

### Utility Room

8'9" x 8' (2.67m x 2.44m)



with single drainer sink, plumbing for automatic washing machine & door to -

### Side Entrance Lobby

with oil fired boiler & tiled flooring

## WC



(Suitable for adaptation to a downstairs wet room if desired), part tiled, with pedestal wash hand basin, tiled flooring

## FIRST FLOOR

### Landing



A spacious galleried landing with attractive feature stained glass window & access to loft

### Principle Bedroom

13'5" x 13' (4.09m x 3.96m)



To the rear of the property benefitting from the far reaching views towards the Preseli's, built in wardrobe & shelving space, door to -

## En-Suite



with walk in shower enclosure, WC, pedestal wash hand basin, heated towel rail, extractor fan

### Bedroom 2

15'8" x 13' (4.78m x 3.96m)



### Bedroom 3

12'11" x 12'11" (3.94m x 3.94m)



with built in wardrobe & shelving & views over the open countryside towards the Preseli's.

## Bedroom 4 / Study

9'8" x 9'5" (2.95m x 2.87m)



A versatile bedroom to the front of the property being equally suitable as a home office / study

## Bathroom



with bath, walk-in shower enclosure, bath, WC, pedestal wash hand basin, heated towel rail, extractor fan

## Externally



The property sits in a generous level plot with various ornamental trees & shrubs, gravelled grounds to the front providing ample parking space for several vehicles & a spacious fenced lawned gardens providing a perfect space for family entertainment with a lovely backdrop over the open countryside. The rear patio provides further outdoor relaxing space that is ideal for those alfresco summer evenings.

## Timber Shed

## Services

We understand that the property is connected mains water & electricity, private drainage. The property benefits from oil fired central heating & solar PV & Superfast broadband is available at the property (subject to any connection charges)

## Council Tax Band 'F'

## Directions

What3Words: thinks.taster.butchers

From the Prengwyn crossroads take the road North towards Maesymeillion for approximately 1 mile then the property can be seen on your left hand side.

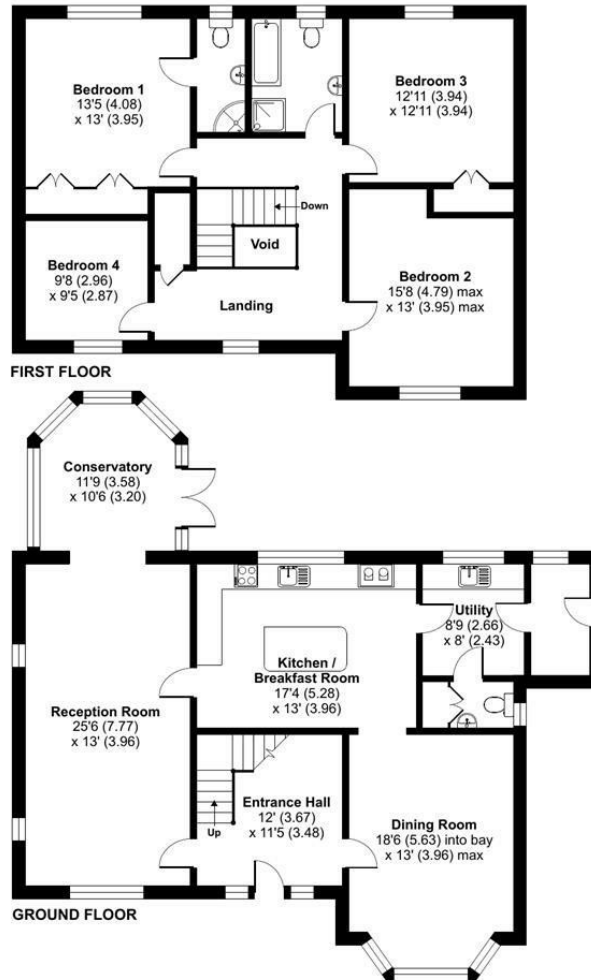
## Please Note

The property is awaiting grant of probate.

# Gwel Y Cwm, Maesymeillion, Llandysul, SA44

Approximate Area = 2241 sq ft / 208.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Evans Bros Ltd. REF: 1494050



## Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 67      | 71        |
| (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<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |

England & Wales

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