



www.evansbros.co.uk



MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444 Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



Dolmaen Gorsgoch, Llanybydder, SA40 9TB

Asking Price £350,000

An attractively situated approx 1.25 acre smallholding located in a tucked away position on the outskirts of Gorsgoch, convenient to the town of Lampeter the North & the renowned Ceredigion coastline to the West. The property is made up of an attractive stone built detached 4 bed roomed dwelling in need of renovation but with significant potential benefitting from uPVC double glazing, being light and airy & sitting in a level & spacious plot with side gardens, detached double garage, old stone piggery & chicken run & adjoining paddock.

**** AN IDEAL PROJECT SMALLHOLDING ****

Location



The property is located in a desirable tucked away location on a quiet council bye road, only a short distance from the B4338 roadway that runs through the village of Gorsgoch. Convenient to the larger settlements of Llanybydder with its noted livestock market and Lampeter the property is also within a 20 minute drive to the Ceredigion coastline at New Quay.

Description



A project smallholding with great potential! This attractive stone & slate 4 bedroomed property, originally being 2 dwellings, now joined in one is in need of renovation but in our opinion has significant potential with a spacious level plot, double garage with lean-to, adjoining garden area, greenhouse & a 1 acre improvable paddock with roadside access, ideal for those wanting to keep some livestock or indeed for amenity use. The dwelling is currently served by solid fuel central heating & domestic hot water via the Rayburn range & affords more particularly the following -

Front Entrance Door to -

Reception Area



with doors to -

Sitting Room

14'3" x 12'4" (4.34m x 3.76m)

with tiled fireplace, alcove shelving

Dining Room

14'3" x 11'3" (4.34m x 3.43m)



with solid fuel fired Rayburn range with back boiler providing the central heating & domestic hot water for the house, tiled flooring, door to -

Kitchen

11'8" x 8'9" (3.56m x 2.67m)



Being an extension to the rear, currently provides a good range of base cupboards, cooker point, single drainer sink & side door to grounds at rear, door to -

Utility Room

with plumbing for automatic washing machine & dishwasher

Living Room

16'7" x 14'4" (5.05m x 4.37m)



A light and airy room with dual aspect windows, open fireplace & under stairs storage, stairs to first floor

FIRST FLOOR

Landing



being light and airy with multiple rear windows

Bedroom 1

11'4" x 7'3" (3.45m x 2.21m)



with dual aspect windows

Bedroom 2

11'4" x 7'3" (3.45m x 2.21m)



with access to loft

Bedroom 3

10'9" x 9' (3.28m x 2.74m)



with access to loft, picture window

Bedroom 4

14'5" x 7'2" (4.39m x 2.18m)



with picture window

Bathroom

11'4" x 6'4" (3.45m x 1.93m)



with bath & electric 'Triton' shower over, WC & airing cupboard with immersion heater

Externally



The property sits in a spacious level plot with tarmacdam grounds to the front side & rear along with side lawned garden with potential to grow your own produce / plants with walkways throughs, the front of the property benefits from a mature hedgerow & walled boundary.

Double Garage / Workshop

20' x 15' (6.10m x 4.57m)



with electricity connected, work benches, mezzanine storage & two up and over garage doors

Lean-to Coal Shed

Outside WC

Side Garden



An attractive lawned garden with walled front boundary that is adjacent the house & separate to the land of the property.

Greenhouse



Implement Shed / Lean to Car Port



with box profile roof

Old Stone Piggery



To the other side of the council road with chicken run



The Land



The property has the benefit of an adjoining paddock, historically used for the keeping of horses with a natural water source via small stream, with access from the rear of the house or from the gated access off the council road. The land is fairly level & improvable & would be ideal for those wanting to keep some animals or just to enjoy for amenity use / privacy.

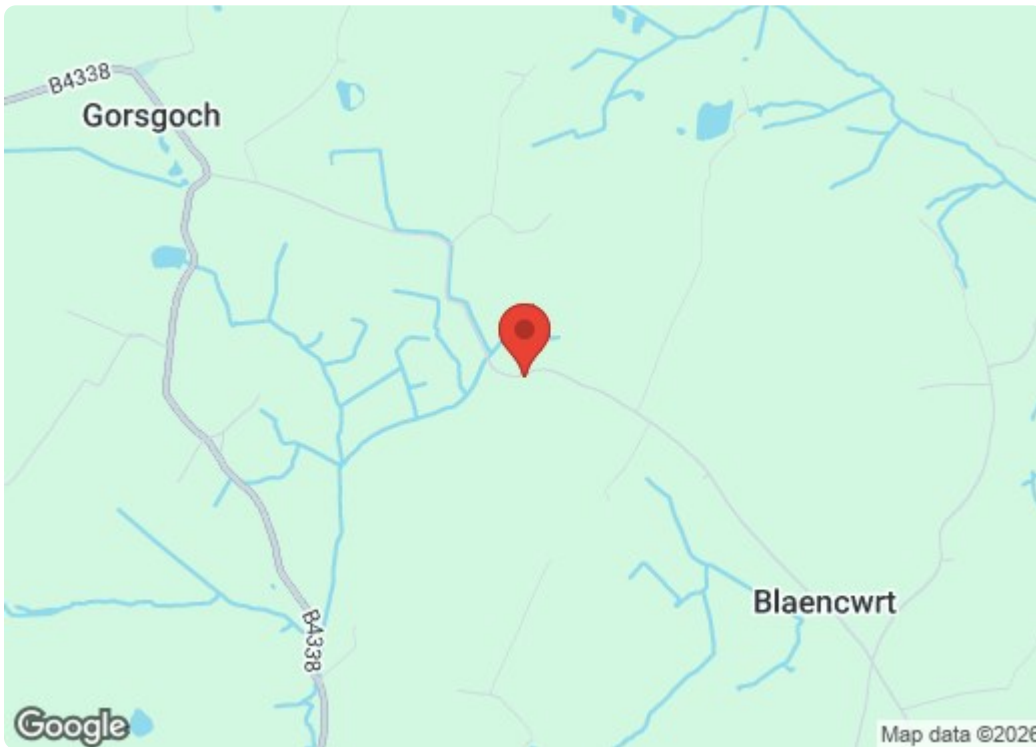
Services



We understand that the property is connected to mains water & electricity, private drainage, solid fuel fired central heating & domestic hot water via Rayburn range.

Council Tax Band 'E'

Directions

What3Words: moon.landlords.willing



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



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



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