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Ninant Rees Llanllwni, Pencader, Carmarthenshire, SA39 9DU

Asking Price £325,000

A delightful smallholding of approx 4 acres conveniently situated in the village of Llanllwni comprising of a homely & well presented 3 bedroomed traditional stone & slate house with wood-burning stove & the benefit of uPVC double glazing, air source heating, solar PV & internal insulation. Convenient & level pasture paddocks to the rear with roadside access making this an ideal property for those seeking a manageable smallholding or just wanting that bit of extra space for amenity purposes.

Location



Conveniently situated in the village of Llanllwni which offers primary schooling, a shop, public house, building merchants & other businesses. The property is also within easy travelling distance of Llanybydder, Llandysul and Lampeter whilst only being a 30 minute drive from Carmarthen, the main service and employment centre in the area. On a regular bus route & also close to Llanllwni mountain and the Brechfa Forest for those looking for country pursuits.

Description



A very well presented traditional 3/4 bed roomed stone & slate property dating back to 1886 having had the benefit of an Eco4 grant to provide air source central heating, solar PV & internal insulation, all boosting the energy efficiency of the property & keeping running costs low. The property also has solid fitted shutter blinds to the front & also enjoys the benefits of full fibre broadband, ideal for those working from home or for family entertainment. The property has well kept & reinforced grounds to the rear along with ample parking & further fenced area leading out onto the land. The property affords more particularly the following -

Front Entrance Door to -

Entrance Hallway



with stairs to first floor, doors to -

Sitting Room / Study

14'5" x 9'7" (4.39m x 2.92m)



Currently used as an office room but adaptable to a downstairs bedroom if required, open tiled fireplace with open flue & under stairs storage cupboard

Living Room

14'5" x 14'1" (4.39m x 4.29m)



A spacious living room with the benefit of plenty of natural light, stone fireplace with newly installed wood-burning stove inset & alcove shelving, door to -

Kitchen / Diner

22'8" x 6'3" (max) (6.91m x 1.91m (max))



An 'L' shaped kitchen / diner benefitting from a good range of base & wall units, single drainer sink, electric oven & hob with extractor hood over, plumbing for automatic washing machine, pantry cupboard, tiled flooring & part tiled walls.



Dining Area

10'2" x 6'6" (3.10m x 1.98m)



with rear entrance door, space for tumble dryer, tiled flooring

Bathroom

7'1" x 5'5" (2.16m x 1.65m)



A fully tiled bathroom suite with bath & shower over, WC, toiletries cupboard, extractor fan & wash hand basin.

FIRST FLOOR

Landing



with access to insulated loft

Principle Bedroom

14'1" x 10'3" (4.29m x 3.12m)



A spacious principle bedroom with two store cupboards

Store Cupboard
with shelving

Further Store Cupboard
with air source heat tank

Bedroom 2

14'3" x 6'8" (4.34m x 2.03m)



with lots of natural daylight



Bedroom 3

9'6" x 5'2" (2.90m x 1.57m)

WC



with wash hand basin, part tiled

Externally



The property has well kept grounds to the front & rear, tarmac driveway with double gated access to the side providing ample parking with further parking to the rear along with an open seating area to the rear, enclosed with panelled fencing with adjacent stream.

Timber Shed



Further Timber Shed



Log Store



The Land



Extending to just shy of 4 acres in all, arranged into two convenient & level enclosures with roadside access to the first paddock. Well fenced & benefitting from a natural water supply, suitable for grazing or cropping & ideal for equestrians or those looking wanting to enjoy the extra space as amenity use.



Services

We are informed that the property is connected to mains water, electricity & shared private drainage. Full fibre broadband.

Council Tax Band 'D'

Directions



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 (CO₂) 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>		

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