

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)**



### Glynhir, Pentrebach, Ceredigion, SA48 7JR

**Asking Price £650,000**

An attractive 27 acre smallholding conveniently located on the edge of Lampeter with a detached 4 bedroom farmhouse, adjoining 2 bedroom annex, some lovely traditional stone barns and hay barn, set in mainly level to gently sloping pasture, nestling in the mid reaches of the Teifi valley, approximately 1 mile from Lampeter.

Tyddyn deniadol 27 erw wedi'i leoli'n gyfleus ar gyrion Llanbedr Pont Steffan, gyda ffermdy 4 ystafell wely, annedd gyfagos â 2 ystafell wely a beudai cerrig traddodiadol hyfryd. Wedi'i leoli yng nghanol dyffryn afon Teifi, tua milltir o Lanbedr Pont Steffan.

## Location- Lleoliad



One of the main attractions of this property is its convenient location with an attractive and private approach off the A475 Lampeter to Llanwnnen roadway along a tarmacadamed lane to a pretty level yard area.

Un o brif atyniadau'r eiddo hwn yw ei leoliad cyfleus, gyda mynediad deniadol a phreifat oddi ar ffordd A475 Llanbedr Pont Steffan i Lanwnnen, ar hyd lôn daclus wedi'i tharmacio sy'n arwain at yr iard.

## Farmhouse - Ty Fferm



The farmhouse with the main section constructed, we are informed in 1911 of traditional construction with replacement uPVC windows and having been re-roofed a few years ago, provides improvable accommodation, ready for a discerning purchaser to put their own identity on this property. The property does have the benefit of oil fired central heating and provides more particularly the following

Cafodd y ffermdy ei adeiladu yn wreiddiol, yn ôl pob sôn, yn 1911 o adeiladwaith traddodiadol, gyda ffenestri uPVC newydd wedi'u gosod yn eu lle a'r tô wedi'i adnewyddu rai blyneddau yn ôl. Mae'r ty angen ei wella, ac yn barod i brynwr roi ei stamp ei hun arno. Mae gan y ty wres canolog wedi'i bweru gan olew.

## Front entrance door leading to- drws ffyrnt yn arw

## Hallway-Cyntedd



Radiator, stairs to first floor, access to understairs storage cupboard

Rheiddiadur, grisiau i'r llawr cyntaf, mynediad at gypyrddau storio dan y grisiau

## Kitchen/dining room - Cegin/ Ystafell Fwyta 20'3" x 11' (6.17m x 3.35m)



With range of base units incorporating single drainer sink unit, electric cooker point, Parkray range stove with back boiler for domestic hot water supplies

Gydag ystod o gypyrddau sy'n cynnwys uned sinc draenio sengl, pwynt ceginio trydan, stôf Parkray gyda boeler cefn ar gyfer cyflenwad dwr poeth domestig.

## Side Conservatory - Ystafell Haul 10'9" x 7'7" (3.28m x 2.31m)

Side entrance door

Drws mynediad ochr

### Front Living room - Ystafell Fyw

14' x 10'8" (4.27m x 3.25m)



French doors to front, radiator, lpg gas fire (not tested), recessed alcove

Drysau Ffrengig i'r blaen, rheiddiadur, tân nwy LPG (heb ei brofi), alcôf

### Wet Room - Ystafell Ymolchi

10'9" x 5'11" (3.28m x 1.80m)

With shower unit, wash hand basin, toilet, radiator, door to rear hall

Cawod, basn golchi dwylo, toiled, rheiddiadur, drws i'r cyntedd gefn.

### First Floor - Landing - Llawr Cyntaf



Access to loft

Mynediad i'r llofft

### Front Bedroom 1 - Ystafell Wely Flaen 1

10'10" x 10'5" (3.30m x 3.18m)



Two radiators

2 rheiddiadur

### Front Bedroom 2 / Box Room - Ystafell Wely 2

7' x 6'1" (2.13m x 1.85m)

### Front bedroom 3 - Ystafell Wely 3

10'8" x 13' (3.25m x 3.96m)



Double aspect windows, radiator

Ffenestri agwedd ddwbl, rheiddiadur

### Rear Bedroom - Ystafell Wely i'r Cefn

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



Radiator built-in airing cupboard with copper cylinder

Rheiddiadur, cypyrddau gyda silindr copr

### REAR LANDING -

### Bathroom - Ystafell Ymolchi

9'10" x 7' (3.00m x 2.13m)



Half tiled walls with bath, wash hand basin, toilet, access to airing cupboard with radiator

Bath, basn golchi dwylo, toiled, mynediad at gypyrddau sychu gyda rheiddiadur.

### Self contained living unit - Uned Fyw Hunangynhal



To the rear of the property either interconnecting at ground and first floor level, or with independent access to provide a self contained living unit is a useful annex. This has the benefit of side access door to -

Yng nghefn y ty, gyda mynediad naill ai gyda chysylltiad rhwng y llawr gwaelod a'r llawr cyntaf, neu gyda mynediad annibynnol mae uned byw hunangynhaliol sy'n manteisio o'r canlynol:-

### Living/ Sitting Room - Ystafell Fyw

15'3" x 13'7" (4.65m x 4.14m)



With modern tile fireplace, access to understairs storage cupboard

Gyda lle tân modern, mynediad at gypyrddau storio dan y grisiau.

### Kitchen / Cegin

15'6" x 6'4" + recess 6'3" x 3'10" (4.72m x 1.93m + recess 1.91m x 1.17m)



Having base units incorporating single drainer sink unit

Cypyrddau ac uned sinc draenio sengl

### Utility Room - Ystafell Utility

12'6" x 6'7" (3.81m x 2.01m)

Door to -

Drws i -

### Inner Hall Area - Cyntedd Mewnol

Housing the oil fired central heating boiler

Boeler gwres canolog wedi'i bweru gan olew

### Bathroom - Ystafell Ymolchi

10'9" x 6'3" (3.28m x 1.91m)



Radiator, access to airing cupboard

Rheiddiadur, cypyrddau sychu

### First Floor - Llawr Cyntaf

Stairs from reception room to -

Grisiau o'r ystafell groesawi i -

### Landing

#### Bedroom 1 - Ystafell Wely 1

14'5" x 7'3" (4.39m x 2.21m)

Velux roof window door to main house section

Ffenestr Velux gyda drws i brif adran y ty

#### Bedroom 2 - Ystafell Wely 2

14'6" max x 12' min x 7'6" (4.42m max x 3.66m min x 2.29m)

Side window

Ffenest i'r ochr

### Externally - Allanol



The property is approached via a private tarmacadamed lane leading to a lovely yard area flanked by the two traditional barns, these provide the following -

Cyrhaeddir yr eiddo drwy lôn breifat wedi'i tharmacio sy'n arwain at iard hyfryd

### Cowshed - Beudy

37' x 15 overall internally (11.28m x 4.57m overall internally)



Of stone construction with slated roof having been re-roofed

Wedi'i adeiladu o gerrig gyda tho llechi, wedi'i ail-doi

**Two adjoining loose boxes - Adeiladau Ychwanegol**  
19'7" x 16'10" (5.97m x 5.13m)



**Dutch Hay Barn - Beudy**  
40' x 21' (12.19m x 6.40m)



**Second barn - Ail Feudy**



With stone barn 23'3" x 16'3" and rear leanto  
ADJOINING COACH HOUSE - 16' x 14'6"  
This houses the water pump with loft area over

Gyda beudy cerrig 23'3" x 16'3" a leanto i'r cefn  
Adeilad pellach cyfagos- 16' x 14'6"  
Yn cynnwys y pwmp dwr gyda llofft arall

**Further Leanto - Leanto Pellach**  
17'3" x 18'9" (5.26m x 5.72m)

With Leanto 20' x 40'.

Gyda Leanto 20' x 40'

**The Land - Y Ddaear**



Is divided into attractive paddocks with smaller paddocks surrounding the main homestead and three larger fields to the rear. The property is relatively well fenced, laid to pasture and is a nice amount of land surrounding the property for privacy and control.

Mae'r tir wedi'i rannu'n gaeau o faint deniadol o gwmpas y prif ffermdy a thri cae mwy y tu cefn iddynt. Mae'r eiddo wedi'i ffensio'n eithaf da, gyda digon o dir o amgylch yr eiddo i sicrhau preifatrwydd.

## Services - Gwasanaethau



We are informed the property is connected to mains electricity, private water via spring source, private drainage, oil fired central heating to main dwelling house.

Yn ôl y wybodaeth rydym wedi derbyn, mae'r eiddo wedi'i gysylltu â phrif gyflenwad trydan, dwr preifat o ffynnon, draenio preifat, a gwres canolog wedi'i bweru gan olew i'r prif dy preswyl.

## GLYNHIR FARMHOUSE - COUNCIL TAX BAND - F

Amount payable: £3317 <http://www.mycounciltax.org.uk/>

Swm yn daladwy: £3317 <http://www.mycounciltax.org.uk/>

## GLYNHIR COTTAGE - COUNCIL TAX BAND - C

Amount Payable: £2041 <http://www.mycounciltax.org.uk/>

Swm yn daladwy: £2041 <http://www.mycounciltax.org.uk/>

## Directions - Cyfarwyddiadau

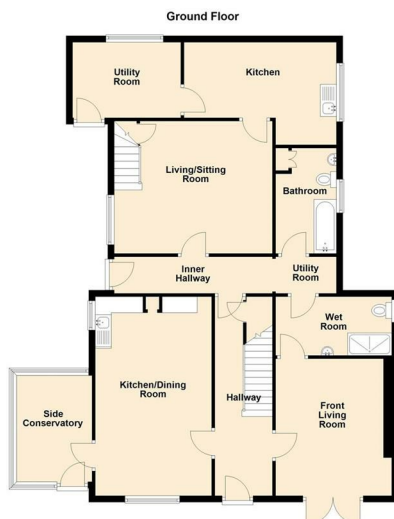
From Lampeter take the A475 out towards Llanwnnen, and the property can be found on the left hand side as identified by the agents for sale board.

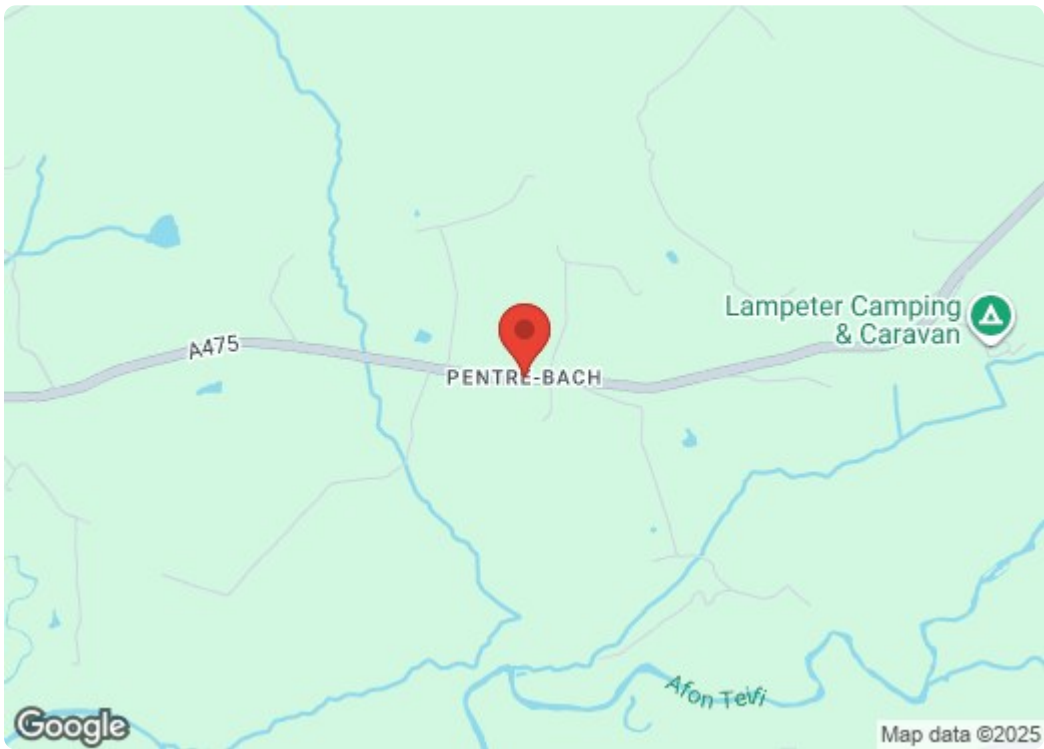
O Lanbedr Pont Steffan, cymerwch y ffordd A475 tuag at Lanwnnen, a bydd yr eiddo ar yr ochr chwith fel y nodir gan fwrdd gwerthu yr asiant.

## First Floor Plan/Cynllun Llawr Cyntaf



## Ground Floor Plan/Cynllun Llawr Gwaelod





| 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                                                       | 32      |           |
| (1-20) G                                                        |         | 69        |
| 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                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



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