

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895

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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.

LOCATION



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.

FARMHOUSE



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 -

FRONT ENTRANCE DOOR to -

HALLWAY



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

KITCHEN/DINING ROOM

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

SIDE CONSERVATORY

10'9" x 7'7" (3.28m x 2.31m)

Side entrance door

FRONT LIVING ROOM

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



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

WET ROOM

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

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

FIRST FLOOR - LANDING



Access to loft

FRONT BEDROOM 1

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



Two radiators

FRONT BEDROOM 2/BOX ROOM

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

FRONT BEDROOM 3

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



Double aspect windows, radiator

REAR BEDROOM

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



Radiator built-in airing cupboard with copper cylinder

REAR LANDING -

BATHROOM

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



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

KITCHEN

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

SELF CONTAINED LIVING UNIT



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 -

LIVING/SITTING ROOM

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



With modern tile fireplace, access to understairs storage cupboard

UTILITY ROOM

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

Door to -

INNER HALL AREA

Housing the oil fired central heating boiler

BATHROOM

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



Radiator, access to airing cupboard

FIRST FLOOR -

Stairs from reception room to -

LANDING

BEDROOM 1

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

Velux roof window door to main house section

BEDROOM 2

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

Side window

EXTERNALLY



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 -

COWSHED

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



Of stone construction with slated roof having been re-roofed

TWO ADJOINING LOOSE BOXES

19'7" x 16'10" (5.97m x 5.13m)



SECOND BARN RANGE:



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

SECOND LEANTO

17'3" x 18'9" (5.26m x 5.72m)

DUTCH HAY BARN

40' x 21' (12.19m x 6.40m)



With Leanto 20' x 40'.

THE LAND



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.

SERVICES



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.

GLYNHIR FARMHOUSE - COUNCIL TAX BAND - F

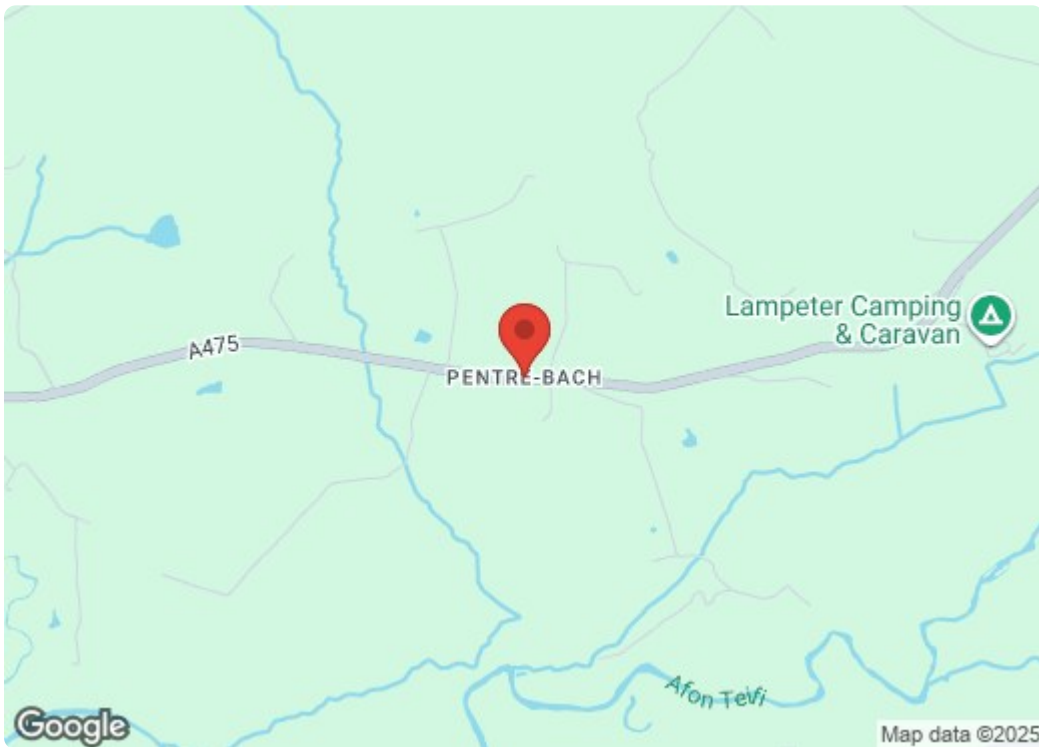
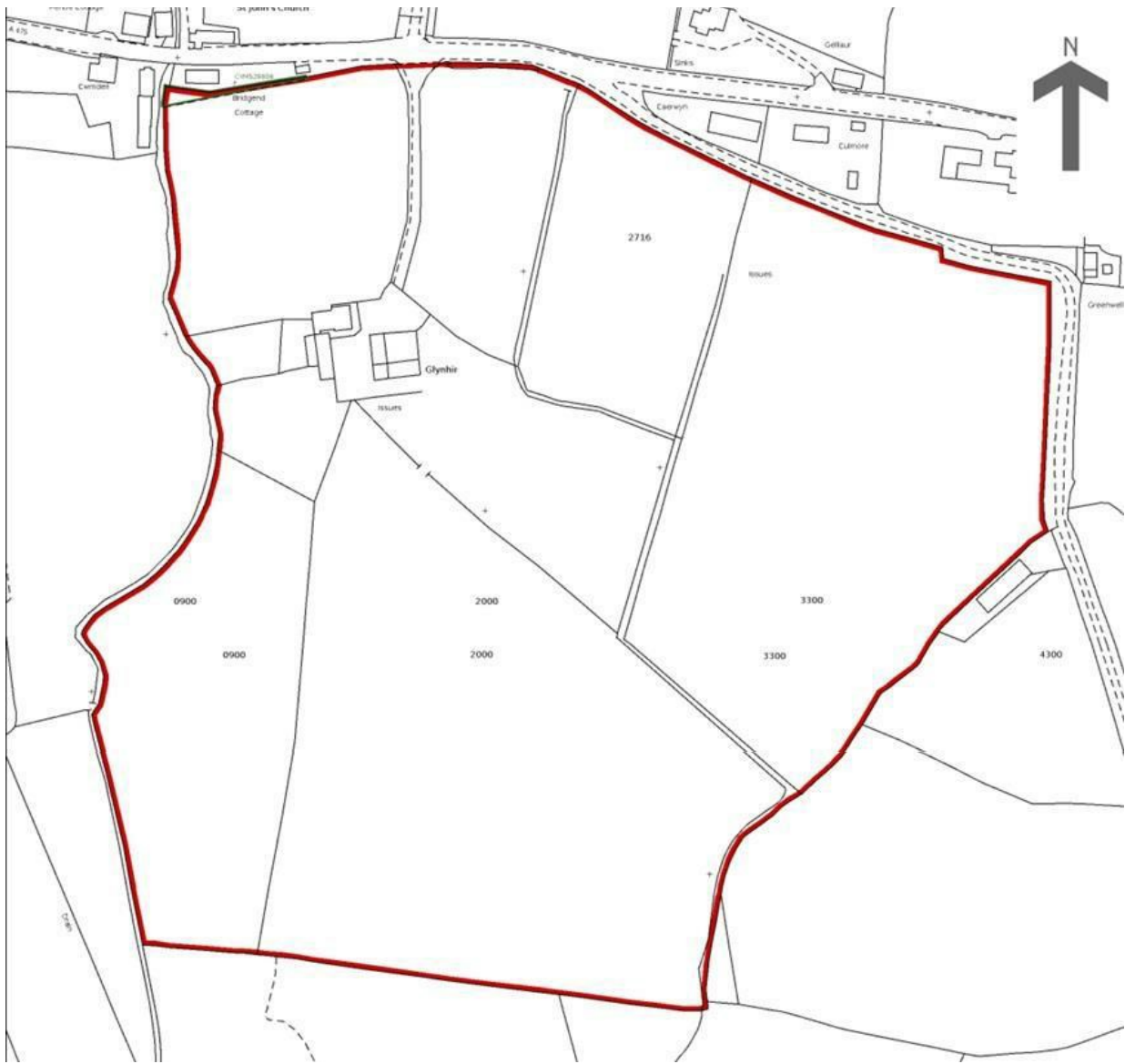
Amount payable: £3317 <http://www.mycounciltax.org.uk/>

GLYNHIR COTTAGE - COUNCIL TAX BAND - C

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

DIRECTIONS

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.



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>		

England & Wales EU Directive 2002/91/EC



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