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Bwlchcoed Gwyddgrug, Pencader, Carmarthenshire, SA39 9BJ

Offers Around £450,000

A rurally positioned 18 acre smallholding with an attractive traditional homestead having an improvable 3 bedroomed farmhouse, 2 stone barns with potential for conversion and useful lands with stream frontage.

Located in a private location shared with one other property, this is ideal for those seeking the rural lifestyle.

Option of a further 23 acres of productive pasture land Guide Price £6-7,000 per acre

Close to Brechfa forest and only some 20 minutes North of Carmarthen

LOCATION

Situated in rural surroundings with attractive views approx half a mile from the A485 roadway in the village of Gwyddgrug some 20 minutes North of Carmarthen but also convenient to Llanybydder, Llandysul and Lampeter.

DESCRIPTION

A traditional farmstead tucked away with one close neighbour to the rear of the property. The barns in our opinion have been reasonably well maintained and offer conversion potential (subject to any consents required)

The house is in need of some general modernisation and refurbishment with oil fired heating via the cooking range and with double glazed windows.

The property is complimented by good quality land with stream frontage.

The farmhouse overlooks the courtyard which is flanked by the traditional barns

THE FARMHOUSE

A substantial farmhouse of traditional construction in need of modernisation and improvement

SIDE DOOR TO PORCH

9'6" x 7'8" (2.90 x 2.34)

UTILITY ROOM

11'0" x 7'8" (3.35 x 2.34)

Plumbing for washing machine, fridge, wc, door to grounds at rear, door to-

SPACIOUS HALLWAY

Stairs to first floor

KITCHEN/ DINER

14'5" x 14'4" (4.39 x 4.37)

Inset with oil fired range having back boiler for central heating supplies and also providing cooking facility, extensive kitchen storage units with working surfaces, double drainer sink h/c, cooker, kettle and fridge points, fitted storage cupboard, shelving and serving hatch.

LIVING ROOM

24'6" x 13'7" (7.47 x 4.14)

Open fireplace with stone surround in need of refurbishment

FIRST FLOOR

LANDING

Airing cupboard with copper cylinder.

MASTER BEDROOM

15'8" x 15'6" (4.78 x 4.72)

(Could easily be divided to make 4th bedroom).

BATHROOM

11'9" x 6'4" (3.58 x 1.93)

Bath, wc, pedestal wash hand basin.

FRONT DOUBLE BEDROOM

13'9" x 13'6" (4.19 x 4.11)

FRONT DOUBLE BEDROOM

13'7" x 10'3" (4.14 x 3.12)

EXTERNALLY

The property is approached initially via shared driveway that leads to one other property to the rear to a traditional private farmyard flanked by the stone outbuildings.

SIDE LAWNED GARDEN

OUTBUILDINGS

An extensive range of mainly traditional, conveniently arranged on either side of the spacious farmyard viz.

STONE BARN 1

With LEAN TO at rear (conversion potential).

OLD STONE COWSHED

With the old COOLER HOUSE to the front.

To the rear of the above-

TWO 3 BAY DUTCH BARN

With LEAN TO.

LAND

Extends, we are informed, to approximately 18 acres in total, being compact mainly gently sloping pasture, suitable for cropping or grazing. To the south the land is bordered by a stream, known as "The Gwyddgrug".

SERVICES

Mains electricity, borehole private water supply, private drainage.

DIRECTIONS

GRID REF: 473 356. Immediately in the centre of Gwyddgrug nearly opposite the Chapel car park, take a council lane, fork immediately left, proceed for exactly half a mile and the entrance for "Bwlchcoed" is on your left with the property name clearly visible.

LOT 2 (Optional)

The property has further lands adjoining to the rear (but not accessed via the property, if not purchased, as it has independent road side frontage from the New Inn to Brechfa road) comprising approx 23 acres of good quality pasture land level to gently sloping divided into good sized fields and offering good quality cropping or grazing land. We are informed that mains water is available in this parcel of land (but not connected)

Guide price £6-7,000 per acre

LOT 3 Blaencod Cottage

This a former cottage with main walls remaining in situ and with a large garden area and part of the adjoining paddock of approx 0.85 of an acre in total

his is located on the opposite side of the farm and Lot 2 and not near the homestead or Lot 1

Guide Price £75,000



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	25	29
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	12	16
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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