

# EVANS BROS.

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39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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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.

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 lleoliad 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 blynyddoedd 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 ffrynt 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 coginio 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 Leanto 20' x 40'.

Gyda Leanto 20' x 40'

**The Land - Y Ddaear**



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)

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.



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC



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