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Gwargorof, Crugybar, Llanwrda, Carmarthenshire, SA19 8TD

Offers Over £425,000

An attractive unspoilt farmhouse ripe for sympathetic refurbishment in a delightful setting together with 12 acres of river meadows intersected by the meandering River Cothi, 1 mile from the historic village of Pumpsaint and the famous Dolau Cothi Gold Mines, convenient to Lampeter to the west, Llandovery to the east and Llandeilo to the south.

LOCATION

Gwargorof is delightfully positioned in rural surroundings, approximately 1 mile east of the village of Pumpsaint which is mainly owned by the National Trust and boasts a village pub, agricultural merchants and also close to the Dolau Cothi Gold mines.

The property is convenient to the larger towns of Lampeter to the west being some 8 miles distant, Llandovery to the east and the destination town of Llandeilo to the south.

The property is located on a former farmyard where the buildings are being retained by the vendor along a shared lane, although in a private position in this attractive part of the mid reaches of the Cothi valley.

DESCRIPTION

The farmhouse is of traditional stone and slate construction having been completely unspoilt and in our opinion is ripe for refurbishment to create your own individual country cottage. The accommodation provides the following -

REAR ENTRANCE DOOR to

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DINING ROOM

13'5" x 9'3" (4.09m x 2.82m)



oil fired Rayburn range, quarry tile floor

KITCHEN

10'7" x 9'2" (3.23m x 2.79m)



Quarry tile floor, base units with single drainer sink unit

OFF DINING ROOM - LIVING ROOM

12'10" x 12'4" (3.91m x 3.76m)



Quarry tile floor, modern tile fireplace, fitted cupboard

MAIN HALLWAY

Front entrance door, access to understairs storage cupboard

SITTING ROOM

10'4" x 12'4" (3.15m x 3.76m)

Parquet flooring, Victorian fireplace

FIRST FLOOR -

DOUBLE BEDROOM 1

13'10" x 8'5" (4.22m x 2.57m)

BATHROOM



having bath, wash basin and toilet

DOUBLE BEDROOM 2

13'9" x 10" max 9'2" min (4.19mx 3.05m max 2.79m min)



THROUGH BEDROOM

13'7" x 9'4" (4.14m x 2.84m)



access to airing cupboard with copper cylinder

REAR BEDROOM 4

10'7" x 9'3" (3.23m x 2.82m)

Built-in cupboard.

EXTERNALLY

The property has a curtilage with parking and turning areas and garden area.

THE LAND



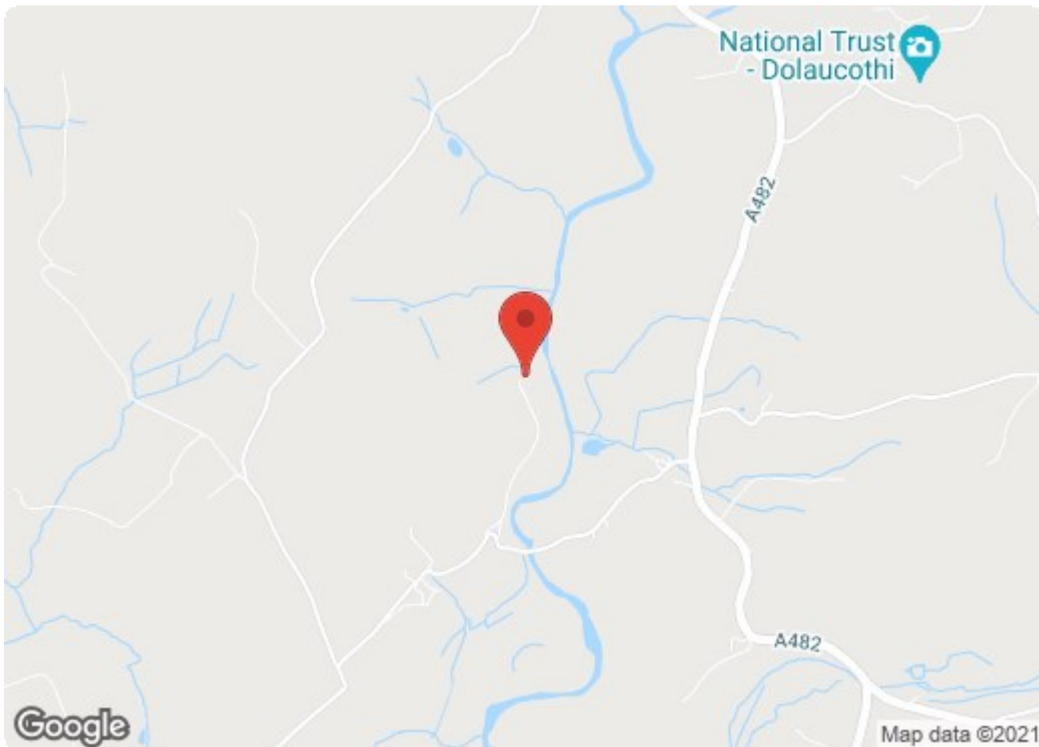
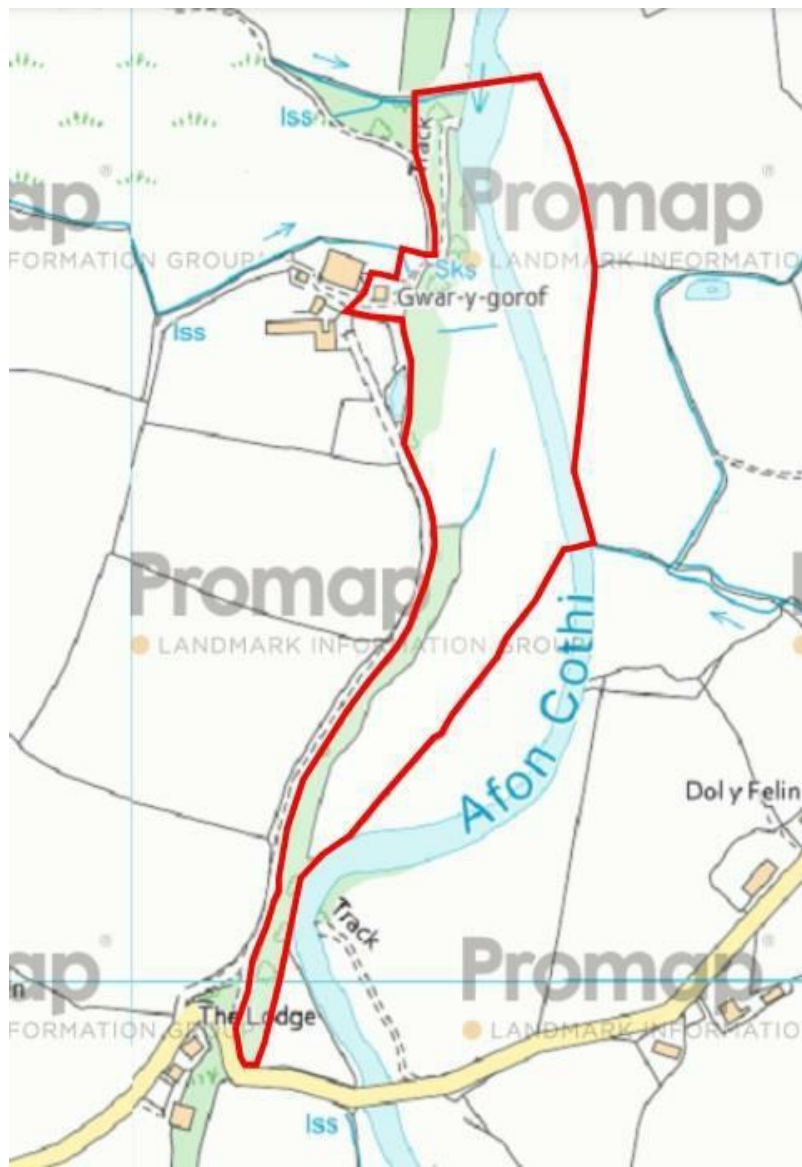
Following a private track down from the property, an attractive level river meadows together with areas of mature woodland, being intersected by the river Cothi. This property offers a delightful river side location.

SERVICES

We are informed the property benefits from connection to mains electricity mains water via sub meter arrangement.

DIRECTIONS

From Lampeter, take the A482, continue through the village of Pumpsaint for approximately half a mile taking the 1st right hand turning passing a Sawmills, continue over the bridge, take the 1st right hand turning onto a farm lane, continuing to its termination at Gwargorof.



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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