

# EVANS BROS.

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## **Abergavenny Cottage Llangeler, Llandysul, Carmarthenshire, SA44 5EZ**

**£225,000**

A Gem of a project!

One of those finds when you thought there were none of these left!

A delightful former stone cottage deserving of sympathetic renovation and refurbishment, .originally having a thatched roof and last lived in approx 40 years ago. Set in just over 1 acre with plenty of room to expand! and a further approx 7.75 acres of level meadow land requiring re-establishment.

This would be an exciting project to create a lovely rural home nestling in the Teifi Valley

Delightful Teifi Valley Setting close to both Newcastle Emlyn and Llandysul and convenient to Cardigan, Carmarthen and the West Wales Coastline renowned for its pretty Sandy Beaches such as Aberporth and Llangrannog

## THE COTTAGE



An original "Cruck Framed" Cottage under a thatched roof now with we are informed by the owner fibre cement covering.

The property is currently a pretty white washed cottage comprising 4 rooms with many retained features and is deserving of sympathetic renovation.

### ROOM 1



being the original living room having a tiled floor, exposed open 'A' framed ceiling, stone fireplace with open fire

### ROOM 2



we understand formerly a bedroom,

## 2 REAR ROOMS



one a bedroom and one we understand formerly a kitchen

## EXTERNALLY



To the side of the property is a corrugated iron addition where it was envisaged that could be extended.

The cottage sits centrally in approximately 1.1 acres in a pretty wooded setting, having right of way over the private lane leading to 3rd party property beyond.

## THE LAND



On the opposite side of a private lane is a parcel of

approximately 7.75 acres. A majority of this land was levelled, fertilized and reseeded in 2022 costing the current vendor approximately £20,000 . In prior ownership it was previously being used for grazing a dairy herd. This has a high conservation value with those having amenity/conservation interests at heart. This has extensive road frontage on to the A484 Newcastle Emlyn to Rhos roadway.

### **SERVICES**

We are informed that mains water and electricity are available in close proximity subject to any connection charges, and we understand have previously been connected to the property.

There is a mains sewerage pumping station along the lane from the property but we do not know if connection to this is possible.

### **PLANNING**

Anybody interested in planning should contact Carmarthenshire County Council Planning Department. It is our understanding that the planning policy covering will be Policy H8 Renovation of Derelict and Abandoned Dwellings or Policy H4 in respect of Replacement Dwellings.

### **DIRECTIONS**

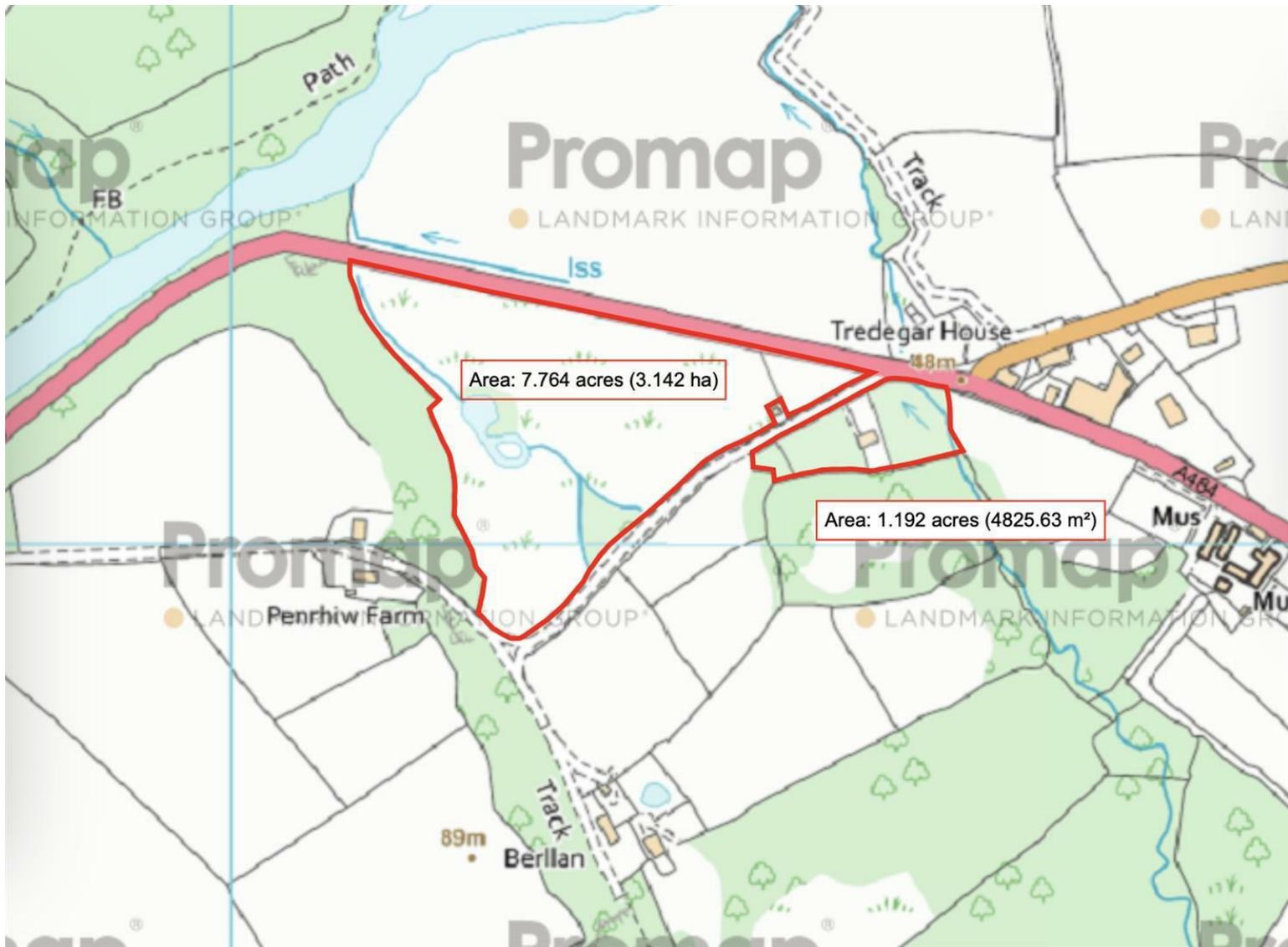
The property is best approached from Llandysul by taking the Carmarthen road to the village of Pentrecwrt. Turn right, continue to the T junction on to the Newcastle Emlyn/Llangelor road, turn right and immediately left on to the lane leading to Abergavenny cottage as per the agents board.

### **ADDITIONAL INFORMATION**

**\*\*PLEASE NOTE\*\***

Some of the photos of the interior are historic and do not represent the property in its current state.

The grounds are overgrown and interested parties should take care when inspecting the property.



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