EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895
39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**









Glynhir, Pentrebach, Ceredigion, SA48 7JR

Asking Price £580,000

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 leoliad 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)



Second barn - Ail Feudy



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)

Dutch Hay Barn - Beudy
40' x 21' (12.19m x 6.40m)



With Leanto 20' x 40'.

Gyda Leanto 20' x 40'

The Land - Y Ddaear



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/

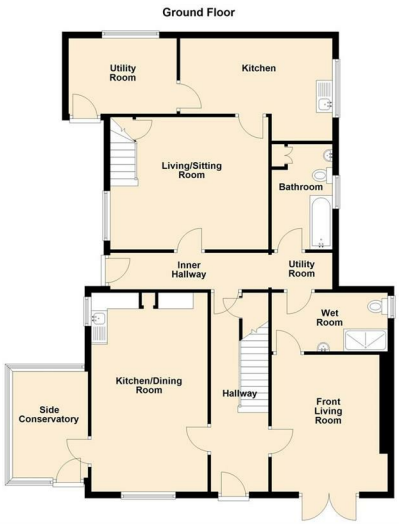
Swm yn daladwy: £2041 http://www.mycounciltax.org.uk/

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.

Ground Floor Plan/Cynllun Llawr Gwaelod

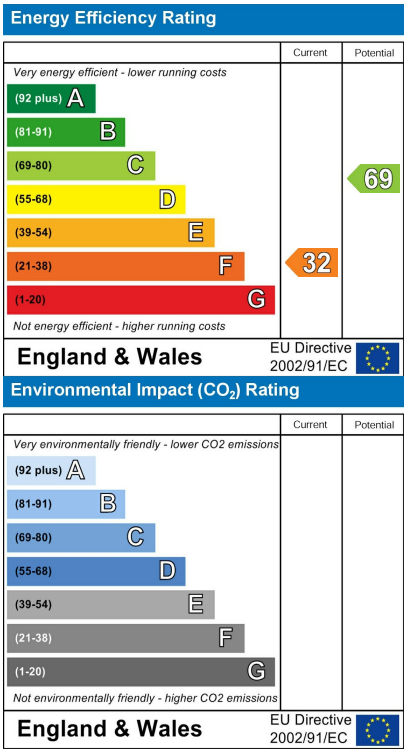


First Floor Plan/Cynllun Llawr Cyntaf









EVANS BROS.

5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

EVANS BROS.

MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444

EVANS BROS.

1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,