

# EVANS BROS.

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## **Pantycrug Ffarmers, Llanwrda, Carmarthenshire, SA19 8JG**

**Asking Price £350,000**

A delightfully situated country property comprising of a detached 2 bedroom character cottage with further detached 1 bedroom annex, set in a private no near neighbours location, surrounded by approximately half an acre of mature gardens and grounds with far reaching views over the picturesque countryside. This property is approached via a long farm type lane, past one other property through farm land terminating at the property, having to open and close up to four gates.

## LOCATION



The property is attractively positioned in a commanding south facing position enjoying panoramic view over the surrounding countryside, in a attractive location enjoying commanding views. The property is approximately 1 mile from the village community of Ffarmers nestling in the foot hills of the Cambrian mountains, being some 8 miles from Lampeter which provides most everyday facilities. The property is approached via a long farm type track through open fields, past one other cottage, terminating at Pantycrug. Please note - There are up to four gates to open & close along the track.

## DESCRIPTION



Pantycrug is an attractive country property having the benefit of a characterful 2 bedroomed main cottage with the benefit of electrical heating and hardwood double glazed windows. We understand this was re-roofed some years ago.

This provides more particularly the following -

### **SIDE ENTRANCE DOOR to PORCH**

Base units, space for tumble dryer

### **UTILITY AREA**

With tiled floor, night storage heater, plumbing for automatic washing machine, side window

### **BATHROOM**

With tiled floor having wash hand basin, toilet, bidet, access to tiled shower cubicle, airing cupboard housing the copper cylinder and with electric immersion heater.

## OPEN PLAN KITCHEN/DINING/LIVING AREA

30'1 x 17'2 (9.17m x 5.23m)



A characterful room with KITCHEN AREA having a parquet floor, base units having granite work surfaces, having Belfast sink, fitted hob and oven, water filtration equipment.

### **Living Area**



Characterful area with beamed ceiling, carpeted floor, pantry cupboard, front picture window, feature inglenook style fireplace having a lovely arched window to the side housing a multi fuel stove.

## FIRST FLOOR - GALLERIED LANDING



Overlooking the stairwell, rear window

## BEDROOM 1

11'1" max x 7'1" min (3.38m max x 2.16m min)



Double aspect windows , velux roof window

## ENSUITE CLOAKROOM



Having wash hand basin and toilet

## BEDROOM 2

16' x 9' (4.88m x 2.74m)



With side window, velux roof window, access to loft

## GATE HOUSE COTTAGE:



There is a cottage which has been used as annex/overflow accommodation to the main residence being a detached stone cottage on the approach to the cottage and provides the following -

## FRONT ENTRANCE DOOR to HALLWAY

## BATHROOM off



Having bath, wash hand basin, toilet, part tiled walls

## KITCHEN

9' x 7' (2.74m x 2.13m)



With front window, base units having single drainer sink unit and fridge space, access to airing cupboard with copper cylinder

## LIVING ROOM

14' x 13' (4.27m x 3.96m)



With triple aspect windows, separate entrance door, beamed ceiling

## FIRST FLOOR -

## BEDROOM

13' x 14' (3.96m x 4.27m)



Triple aspect windows, exposed timber flooring, feature windows having attractive views over open countryside.

## EXTERNALLY



The property is approached via the gated entrance leading to a tarmacadamed driveway and parking area, detached garage. The property stands in mature gardens and grounds with attractive landscaped gardens, terraced in nature, having many attractive seating areas to take advantage of the lovely south facing views. large greenhouse, in all we understand approximately half an acre or thereabouts.

## FURTHER GARDENS / GROUNDS



## COUNCIL TAX BAND - E

### DIRECTIONS

From Lampeter take the A482 towards Llanwrda, after passing the Checkpoint Garage, take the 2nd left hand turning towards Ffarmers. In Ffarmers village turn right opposite The Drovers Arms, continue along this road for approximately 0.75 of a mile turning left on to a farm style track with a sign Pantycrug, continue along this track past a cottage on your left to its termination at Pantycrug.

### GREENHOUSE



### VIEWS



### OUTBUILDINGS



stone built workshop 15' x 9'8" together with rear leanto 18'6" x 6' power connected,

### SERVICES

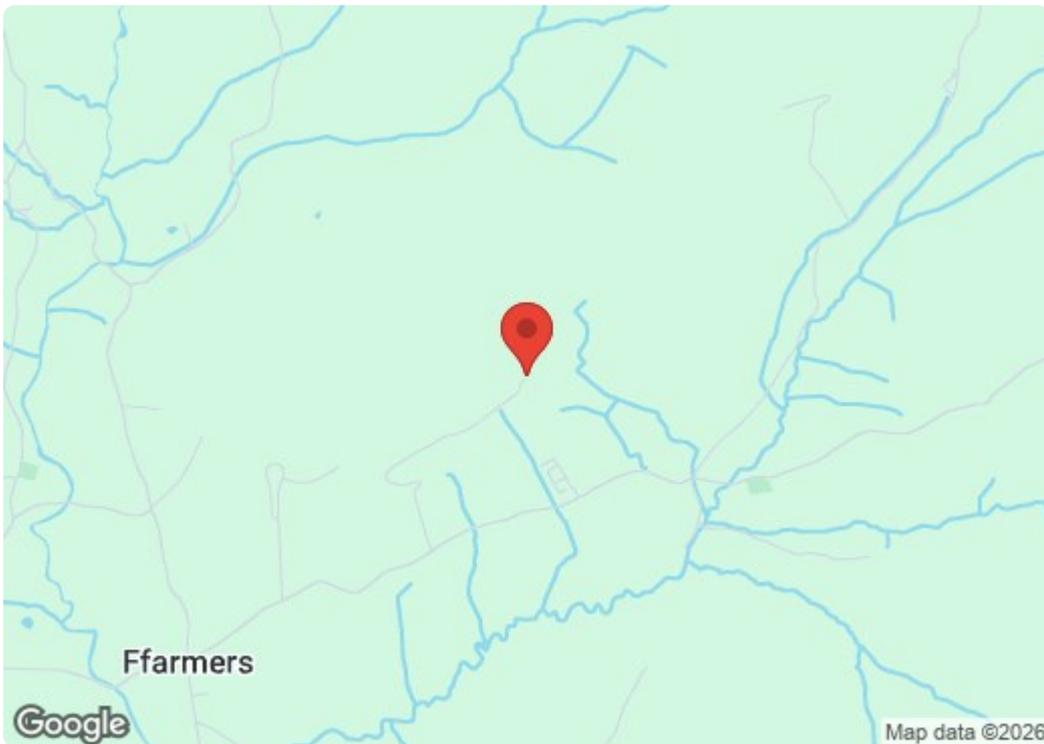
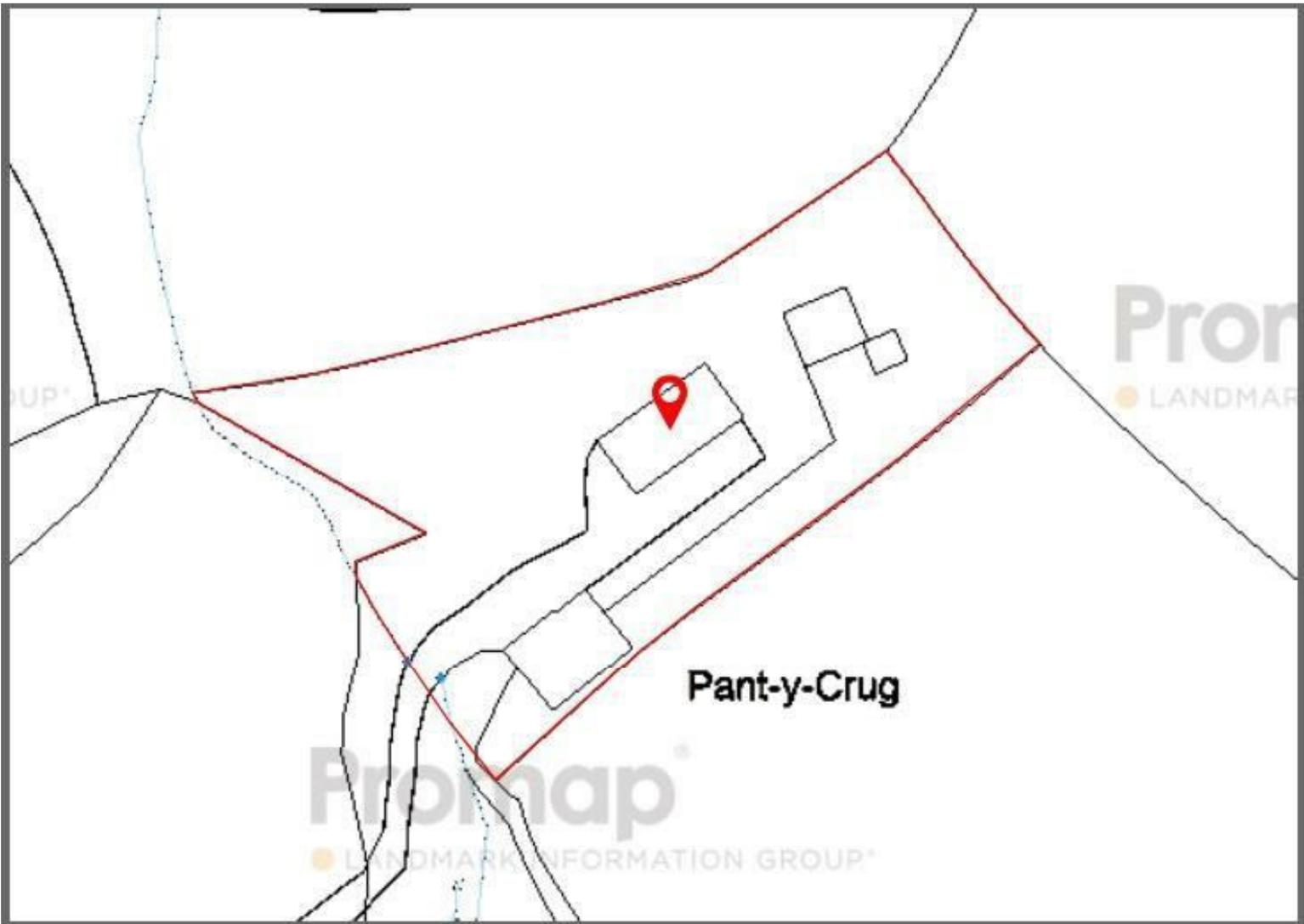
We understand the property is connected to mains electricity, private water, private drainage, telephone subject to British Telecoms regulations.

## ACCESS LANE



## What3words

///innovate.advice.treaty



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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

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

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

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



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