

# EVANS BROS.

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## Nantgwyn Llanpumsaint, Carmarthen, Carmarthenshire, SA33 6JL

**Asking Price £525,000**

Delightfully positioned 9 acre smallholding diversely appealing with a great range of outbuildings. The former farmhouse offers a large home with spacious 5 bedroomed well proportioned accommodation with oil C/H One of the main attractions of this property is a useful range of traditional and modern barns, suiting a host of uses, in a private yet not remote location.

The property is set within approximately 9 acres of land with two paddocks and with stream boundary. 7 Miles from Carmarthen and convenient to Newcastle Emlyn and Llandysul.

## LOCATION



The property is attractively located enjoying good views on the outskirts of the rural community of Llanpumpsaint being convenient to Llandysul, Newcaslt Emlyn and some 7 miles from the county town administrative centre of Carmarthen.

## DESCRIPTION



The farmhouse is located in an elevated position overlooking the homestead being an extended property under a pitched roof with the benefit of oil fired central heating and uPVC double glazing. The property provides well proportioned and spacious 5 bedroomed accommodation with large rooms and although would benefit from some improvement from some modernisation, provides a great opportunity for somebody to create their home spacious property.

The Accommodation provides more particularly the following -

## OPEN PLAN LIVING ROOM

32'2" x 16'4" (9.80m x 4.98m)



With front entrance door, two front windows, feature inglenook style brick fireplace with wood burning stove inset (not tested)

## REAR KITCHEN

19'7" x 16'2" (5.97m x 4.93m)



With a range of kitchen units incorporating a stainless steel sink unit, oil fired Rayburn range

## UTILITY ROOM

10'11" x 9'7" (3.33m x 2.92m)

Fitted units with with Belfast sink unit, cooker space, plumbing for automatic washing machine

## STUDY/OFFICE

10'6" x 6'2" (3.20m x 1.88m)

## SIDE HALLWAY

With tiled floor, boiler cupboard housing the oil fired central heating boiler

**SHOWER ROOM**

6'3" x 5'3" (1.91m x 1.60m)



With shower cubicle, wash hand basin, toilet, radiator

**BEDROOM 1**

15'8" x 16'8" (4.78m x 5.08m)



**BEDROOM 2**

11'4" x 9'11" (3.45m x 3.02m)



**BEDROOM 3**

16'7" x 8'1" (5.05m x 2.46m)



**UTILITY/BOOT ROOM**

19'11" x 9'1" (6.07m x 2.77m)



**FIRST FLOOR - LARGE GALLERIED LANDING**



Access to loft

## BEDROOM 4

12'8" x 13'3" (3.86m x 4.04m)



## BATHROOM

12'7" x 8'4" (3.84m x 2.54m)



With bath, wash hand basin, toilet, half tiled walls, fitted cupboards incorporating airing cupboard

## BEDROOM 5

16'6" x 12'7" (5.03m x 3.84m)



## EXTERNALLY



The property is approached via a farm drive initially shared and then private with the farmhouse standing in spacious grounds and gardens.

## THE OUTBUILDINGS



The property has the benefit of a great range of outbuildings, being a former larger farm. To the side of the farmhouse is a traditional stone range and former cow shed together with adjoining hay shed and machinery store. Set away from the main house is a further range of buildings including a former cow shed and adjoining dairy.

Cattle shed approximately 50' x 40' with cow cubicles, large covered yard area, former silo, further hay barn with leanto's. A great range of buildings diversely appealing for a range of uses.

## THE LAND



The property is offered with approximately 9 acres which includes two pasture paddocks to the front with a stream boundary.

## COMMENT:



The property is offered for sale being a former Dairy Farm which has now been purchased with the land being retained for afforestation, therefore the homestead will be set in a maturing forest background.

## COUNCIL TAX BAND - F



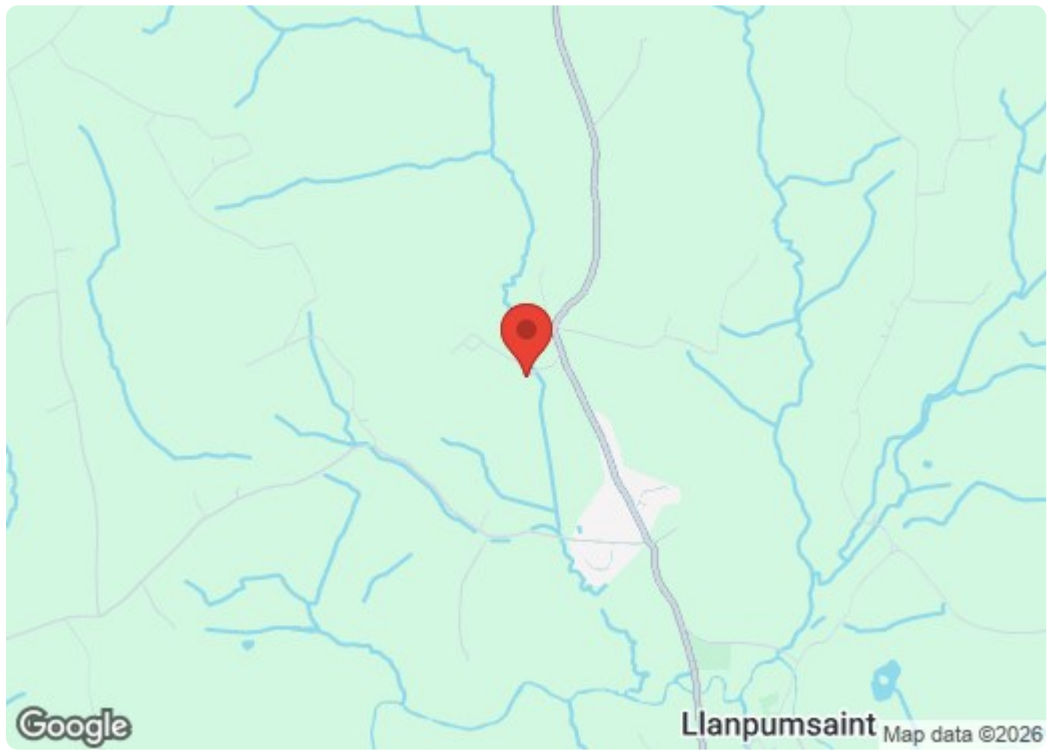
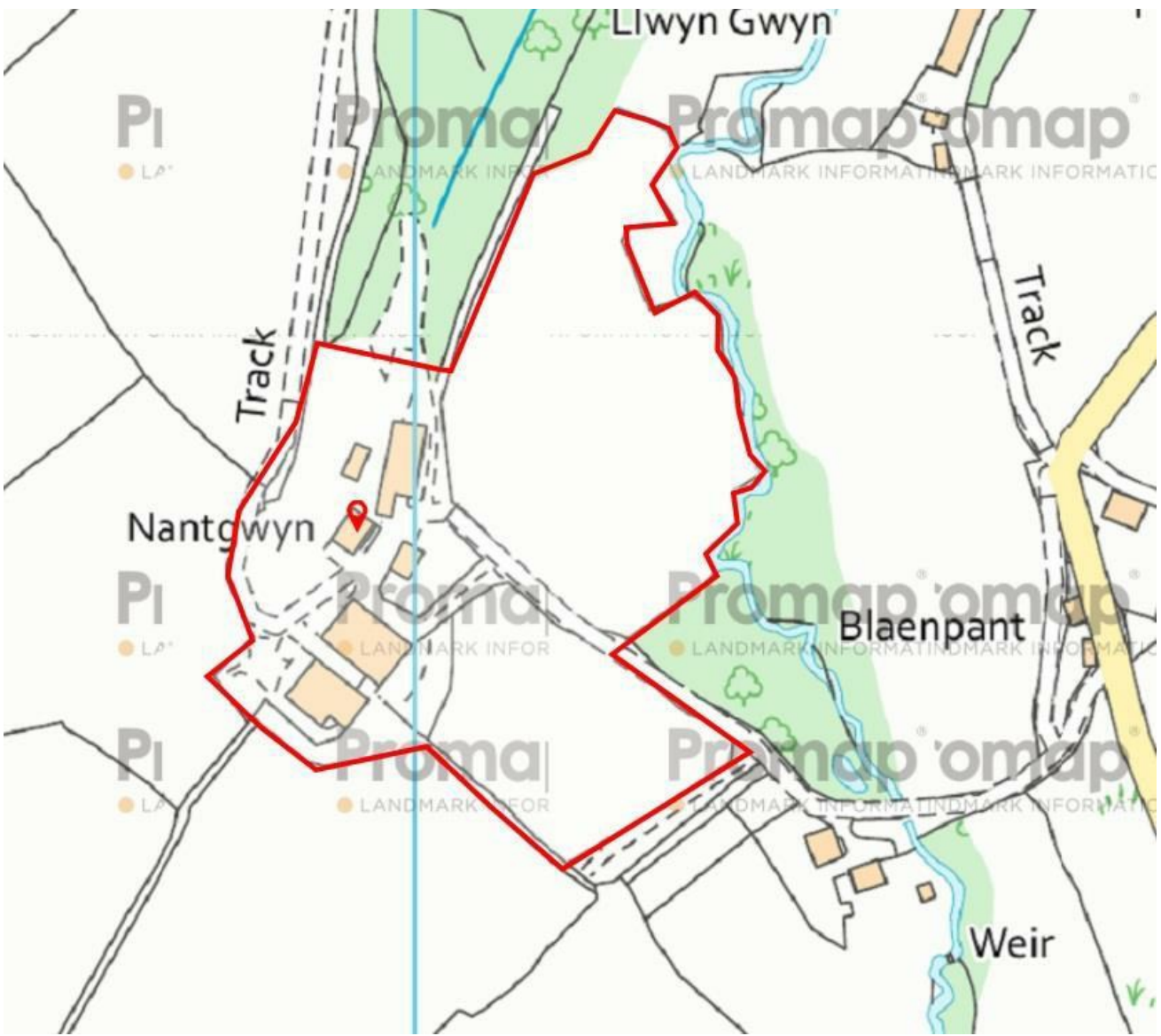
Amount Payable: £3224 <http://www.mycounciltax.org.uk>

## SERVICES

We are informed the property is connected to mains electricity, mains water, private drainage, oil fired central heating.

## DIRECTIONS

What3words: cycle.regulate.establish



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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



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