

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Castle View Llanllwni, Pencader, SA39 9DU

Asking Price £415,000

A charming 3.35 acre smallholding in a convenient village location with potential for development (STP). The accommodation is made up of an attractive 3 bedroomed traditional stone & slate house with adjoining barn and former smithy with conversion potential (STP). The property benefits from oil fired central heating, double glazing & solar panels & is ready for a prospective purchaser to put their own stamp on. The adjoining gardens & good quality level pasture land to the rear makes this property a very attractive prospect for those looking for a manageable & convenient smallholding.

** A GREAT OPPORTUNITY AWAITS **

Location



Conveniently situated in the village of Llanllwni which offers primary schooling, a shop, public house, building merchants & other businesses. The property is also within easy travelling distance of Llanybydder, Llandysul and Lampeter whilst only being a 30 minute drive from Carmarthen, the main service and employment centre in the area. On a regular bus route & also close to Llanllwni mountain and the Brechfa Forest for those looking for country pursuits.

Description



Castle View provides a blank canvas for potential purchasers to put their own stamp on with an oil centrally heated, traditional stone house providing spacious rooms, character & potential for extension (STP). The adjoining barn / former smithy provides further potential & the well kept grounds & land to the rear of the property are a real highlight being south facing, largely level & great for keeping some livestock or growing your own produce. The land does have some residential development potential, being on the edge of the village boundary. The property affords more particularly the following -

Front Entrance Door to -

Reception Hallway

12' x 5'4" (3.66m x 1.63m)



with stairs to first floor, under stairs storage, doors to -

Sitting Room / Downstairs Bedroom

9'7" x 4'2" (2.92m x 1.27m)

with modern tiled fireplace, radiator & front window

Living Room

14'2" x 11'6" (4.32m x 3.51m)



A spacious room with high ceilings, exposed beams & modern tiled fireplace, double aspect windows, door to -

Kitchen / Diner

27'9" x 7'4" (8.46m x 2.24m)



To the rear of the property, with attractive oil fired Rayburn, a good range of base & wall units, electric oven & electric hob, 1 1/2 drainer sink, space for dishwasher, exposed ceiling beams, door to -

Rear Walkway

21'3" x 4'9" (6.48m x 1.45m)



with concrete floor, joining the old barn & the main dwelling.

FIRST FLOOR

Landing



with access to loft

Bedroom 1

14'10" x 9'8" (4.52m x 2.95m)



with radiator & attractive country views

Bedroom 3 / Loft Room

13'9"x 7'" (4.19mx 2.13m)



with limited headroom, solar battery & side window

Bedroom 2

14'10" x 12' (max) (4.52m x 3.66m (max))



with radiator & attractive country views

Bathroom

9'2" x 5'8" (2.79m x 1.73m)



A part tiled 3 piece bathroom suite with W.C., pedestal wash hand basin & bath with shower over.

The Old Smithy / Workshop



With lots of further potential with reinforced box profile roof, electricity connected, exposed character beams, W.C. & oil fired central heating boiler.



Externally



Attractive mature gardens & grounds with various plants & shrubbery, stone walled frontage & side lawned & gravelled area with carved walkways, being ideal for growing your own produce & access to the land at the rear. There is a tarmac parking area to the front of the property with potential to create more off-road parking space if desired.

The Land



Extending to approximately 3.35 acres in all being largely good quality pasture land that is conveniently divided in two level enclosures. The land is well enclosed with mature hedgerows & fencing & benefits from convenient roadside access & a stock shelter. The land does hold residential development potential being on the edge of the village boundary.

Dilapidated Stone Building



Services

We understand that the property is connected to mains water, electricity & drainage. Oil fired central heating, solar panels with battery & feed-in tariff.

Council Tax Band 'D'

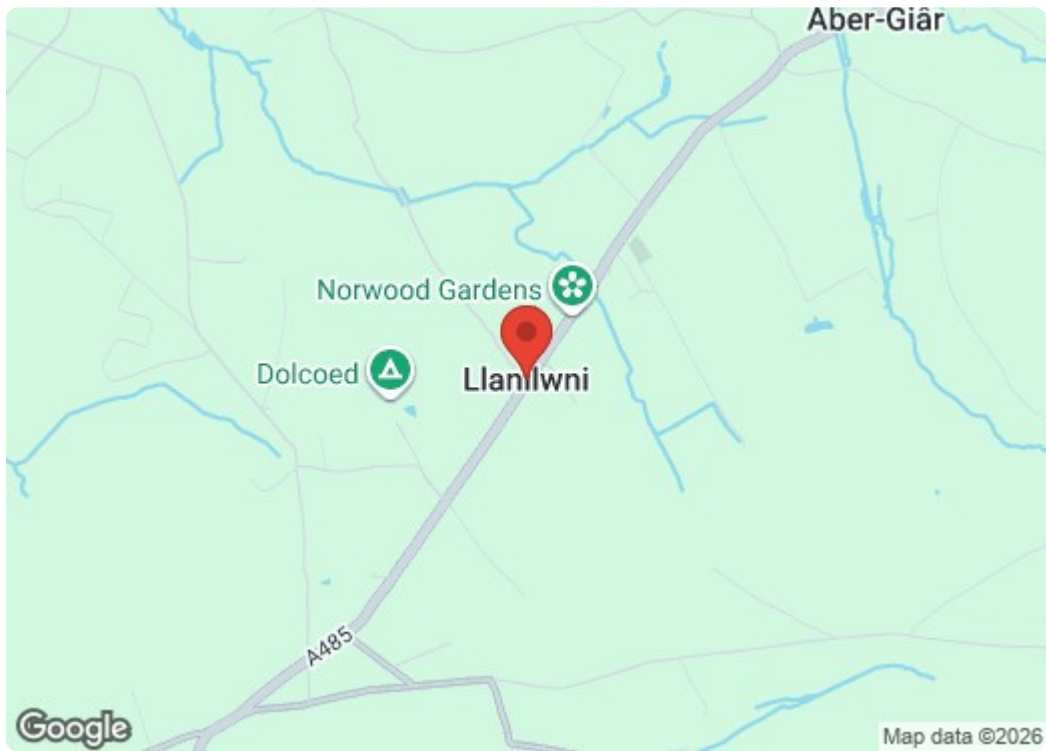
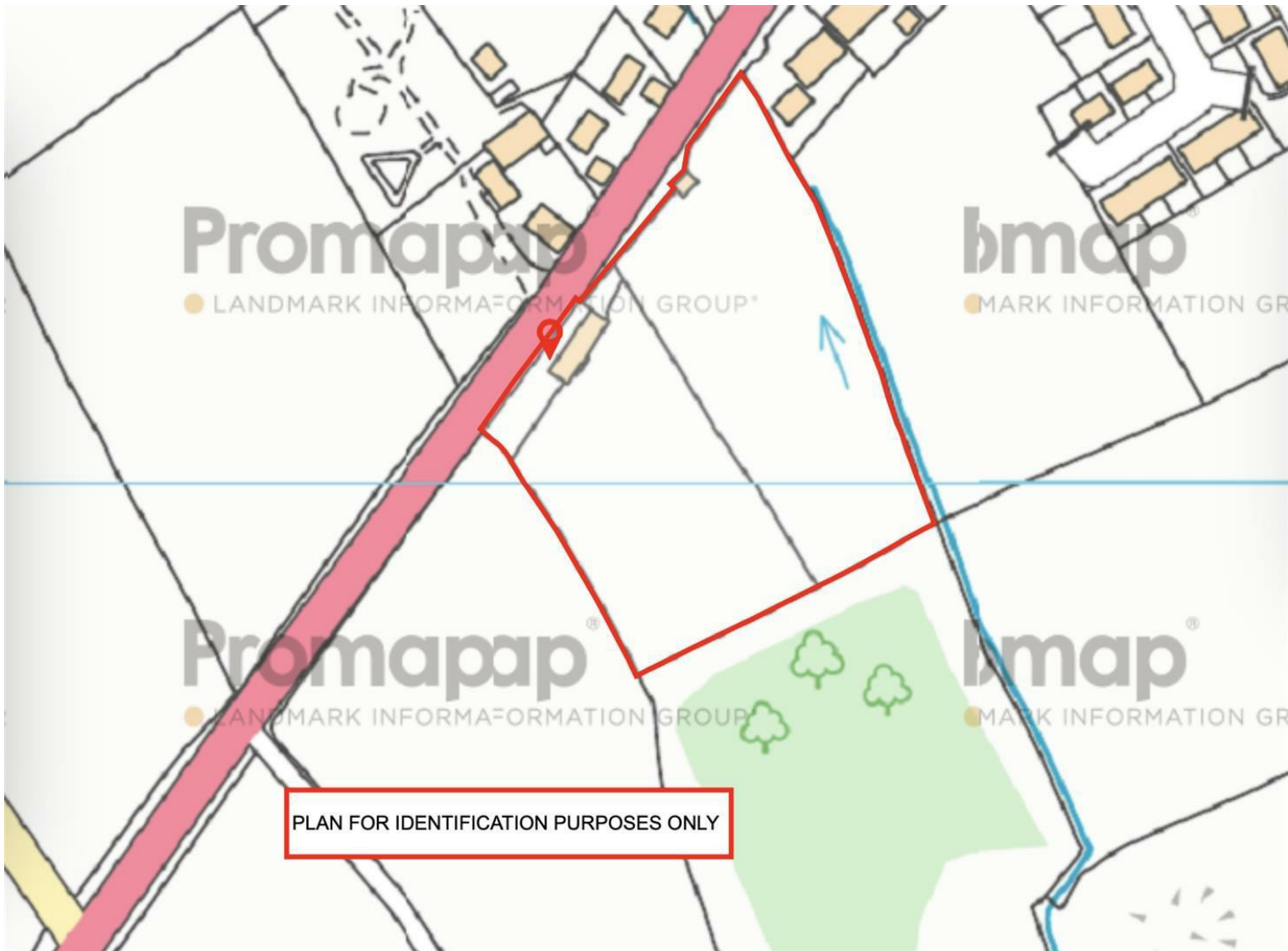
Directions



What3Words: factories.hockey.buckets

Please Note

The property has flooded in the last 5 years due to a blocked drainage line.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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