

**NEW
INSTRUCTION**



Tynllwyn, Ty Mawr, Llanybydder SA40 9RB

Offers in the region of £325,000

****MOST APPEALING DETACHED 4 BED COUNTRY
PROPERTY****

**Private Rural Location & Lovely Views To Rear
Spacious Character Family Sized Residence
Useful Outbuilding**

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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

EJ/WJ/58247/120717

DESCRIPTION

**** MOST APPEALING COUNTRY PROPERTY & LOVELY VIEWS AND SET IN APPROX 1 ACRE OF LAND ****

Charming and most desirable country property comprising a detached 4 bedroomed period residence offering spacious accommodation including 3 reception rooms and 2 bathrooms. The property offers well proportioned family sized accommodation in good condition throughout benefitting from d/g and oil fired c/h. Outside there are beautiful grounds and gardens with courtyard to front of residence providing car parking area. Also included is a detached outbuilding being formerly the cow shed with excellent potential for conversion into holiday cottage etc (stc). The property is set off a 'B' road being approx 1.5 miles from the village of Llanybydder and some 7 miles from the University town of Lampeter. **** VIEWING HIGHLY RECOMMENDED ****

ACCOMMODATION

The property provides prospective purchasers with the opportunity of acquiring a most desirable and appealing country property located in the beautiful Teifi Valley some 1 mile from the market village of Llanybydder. The dwelling provides spacious family sized accommodation retaining a wealth of charm and character, and is built of traditional stone with rendered elevations lying under a slated roof and benefitting from oil fired central heating and double glazing. The well proportioned accommodation provides as follows.

ENTRANCE HALL

Entered via double glazed door to front, radiator, tiled floor, built-in under stairs storage cupboard, doors to;

RECEPTION ROOM

14'3 x 8'11 (4.34m x 2.72m)
Ornate Victorian style fireplace and surround with tiled inserts and hearth, radiator, window to front, tiled flooring.

LIVING ROOM

14'2 x 10'11 (4.32m x 3.33m)
Stone fireplace and surround with raised slate hearth incorporating a wood burner stove, window to front, radiator, door to;

DINING ROOM

14' x 9'3 (4.27m x 2.82m)
Radiator, access to first floor, window to front, doors to;

BATHROOM

14' x 5'6 (4.27m x 1.68m)

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin, bath, low level flush WC, window to rear, radiator.

KITCHEN/BREAKFAST ROOM

14'7 x 10'7 (4.45m x 3.23m)
Fitted with a range of fitted pine wall and base units with worktops over, double bowl single drainer sink unit with mixer tap, fitted electric cooker, plumbing and space for washing machine, window to rear with lovely views overlooking the garden, tiled floor, solid fuel Rayburn range, radiator, double aspect windows, door to;

UTILITY ROOM

12' x 5'9 (3.66m x 1.75m)
Fitted with a range of base units with worktop over, single drainer sink unit, plumbing for washing machine, oil fired boiler, tiled floor, double glazed rear exterior door, door to;

SEPARATE W.C.

Vanity unit and wash hand basin, low level flush suite, tiled walls, ceramic tiled flooring.

FIRST FLOOR LANDING

Approached from the entrance hallway, access to loft space, doors to;

BEDROOM 1

14'10 x 11' (4.52m x 3.35m)
Ornate fireplace and surround, tiled hearth, window to front, fitted wardrobe.

BEDROOM 2

14'9 x 9'5 (4.50m x 2.87m)
Fireplace, window to front, radiator.

BOX/STORE ROOM

5'6 x 5'2 (1.68m x 1.57m)
Window to front.

FIRST FLOOR LANDING

Approached via stairs from the dining area, built-in airing cupboard, window to rear, doors to;

BEDROOM 3

13'11(max) x 11'2 (4.24m (max) x 3.40m)
Fitted wardrobe, window to front.

BEDROOM 4

14'10 x 8'9 (4.52m x 2.67m)
Double aspect windows with lovely views to rear overlooking the garden and surrounding countryside, fitted wardrobe, radiator.

BATHROOM

11'5 x 7'5 (3.48m x 2.26m)
Luxury modern suite comprising walk-in shower cubicle with drying area, vanity unit with wash hand basin and store cupboards beneath,

WC, heated towel rail, tiled walls, Velux window.

EXTERNALLY

A particular feature of this most desirable property is the extensive grounds and gardens on offer with a vehicular entrance leading to the attractive gravelled courtyard area providing ample parking/turning space. Timber gateway leading through to the rear grounds with extensive lawned areas, abundance of trees, shrubs, bushes, and attractive orchard area at the bottom with soft fruit and small wooded area, productive vegetable garden, and the whole commanding a lovely rural outlook to the rear across the wooded valley and surrounding countryside. In total we are informed that the land extends to some 1 acre or thereabouts.

OUTBUILDING

Approx 35' x 16 overall (Approx 10.67m x 0.41m overall)
Comprising a detached barn being formerly the cow shed of brick and stone construction lying under a slated roof, power and light connected with loft over and to include the original stalls. This building could ideally be converted into annex or holiday let etc (subject to the necessary planning consent required). Alternatively it could be used as a workshop or store area. Former dairy adjoining of brick construction.

SERVICES

We are advised that mains water, electricity and drainage are connected to the property. EER 41

VIEWING

By appointment with the selling Agents on 01570 422 846 or e-mail lampeter@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

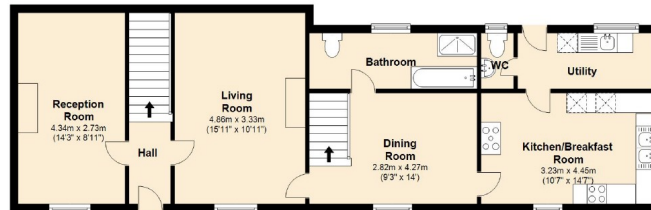
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Lampeter take the A485 Carmarthen road and continue on for approx 5 miles until arriving at Llanybydder. Turn left at the crossroads signposted Llansawel and carry on for approx 1.5 miles whereby the property will be located further on the left hand side.

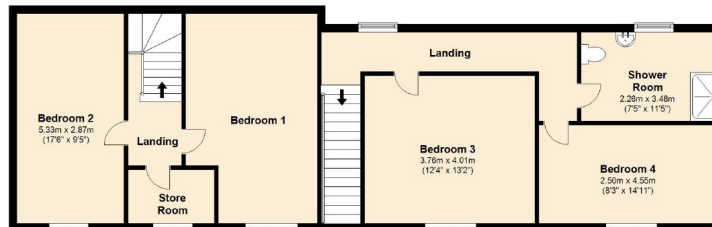
Ground Floor

Approx. 79.1 sq. metres (818.8 sq. feet)



First Floor

Approx. 89.8 sq. metres (967.1 sq. feet)



Total area: approx. 165.9 sq. metres (1785.7 sq. feet)

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(63-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			91	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(63-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			82
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>				<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>			

John Francis