

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Nantllwyd Ffarmers, Llanwrda, Carmarthenshire, SA19 8NX

Guide Price £485,000

An attractive small farm with a partly renovated yet not completed detached 2 bedroom farmhouse and adjoining former coach house, in our opinion ripe for conversion to further accommodation. Further useful stone and slate range and modern portal frame barn/workshop, the whole set in some 36 acres, available as 29 acres on the same side of the road with an optional 7 acre parcel of land on the opposite side of the road.

Guide Price with 29 Acres = £450,000

Guide Price for the 7 Acres = £50,000

LOCATION

An attractive well situated small farm in a convenient location approximately 1 mile from the village of Ffarmers and convenient to the town of Lampeter providing most everyday amenities.

DESCRIPTION

The farmhouse which has been partially improved over the years although does not appear to have been occupied, with internal elevations having been re-skimmed etc., with the benefit of uPVC double glazing and provides the following accommodation -

GROUND FLOOR OPEN PLAN ROOM

22'6" x 15'5" (6.86m x 4.70m)



KITCHEN AREA



Having a range of fitted kitchen units

LIVING AREA



With feature fireplace, door to adjoining Coach House

FIRST FLOOR -

BEDROOM 1

12'6" x 12'6" (3.81m x 3.81m)



BEDROOM 2

9'9" x 8'5" (2.97m x 2.57m)



BATHROOM

With bath, wash basin and toilet

Our investigations confirm the property is not listed for council tax purposes.

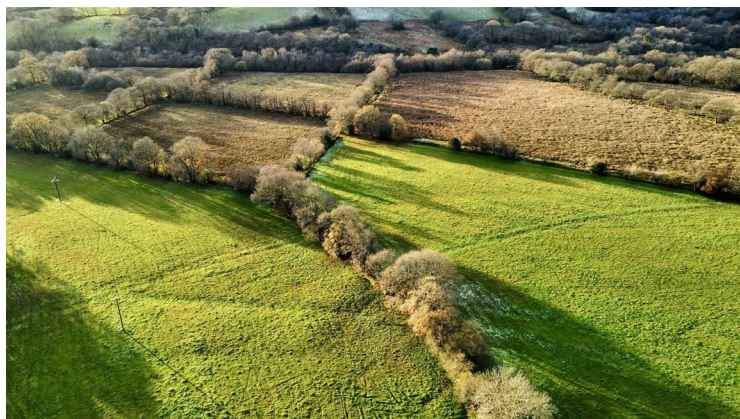
EXTERNALLY



The property is attractively located just off the Ffarmers to Llanddewi Brefi roadway, accessed via a gated entrance to a traditional hard based farmyard. Adjoining the farmhouse is a stone built former coach house,, in our opinion being ripe for conversion in to further accommodation.

On the opposite side of the yard is a stone and slate cow shed range. To the rear of the cow shed is a modern portal frame building of good specification with roller shutter door 45' x 25'. This has a concrete floor and walls with electric connected. This would make a great workshop/stable building.

THE LAND



On the same side of the homestead is some 29 acres of land being initially good pasture with further wetter lands on the edge of the boundary, divided in to good sized enclosures with natural water supplies.

OPTIONAL LAND

On the opposite side of the road is a block of some 7 acres of land in one field being level and available either with the property as a whole or separately - Guide Price - £50,000.

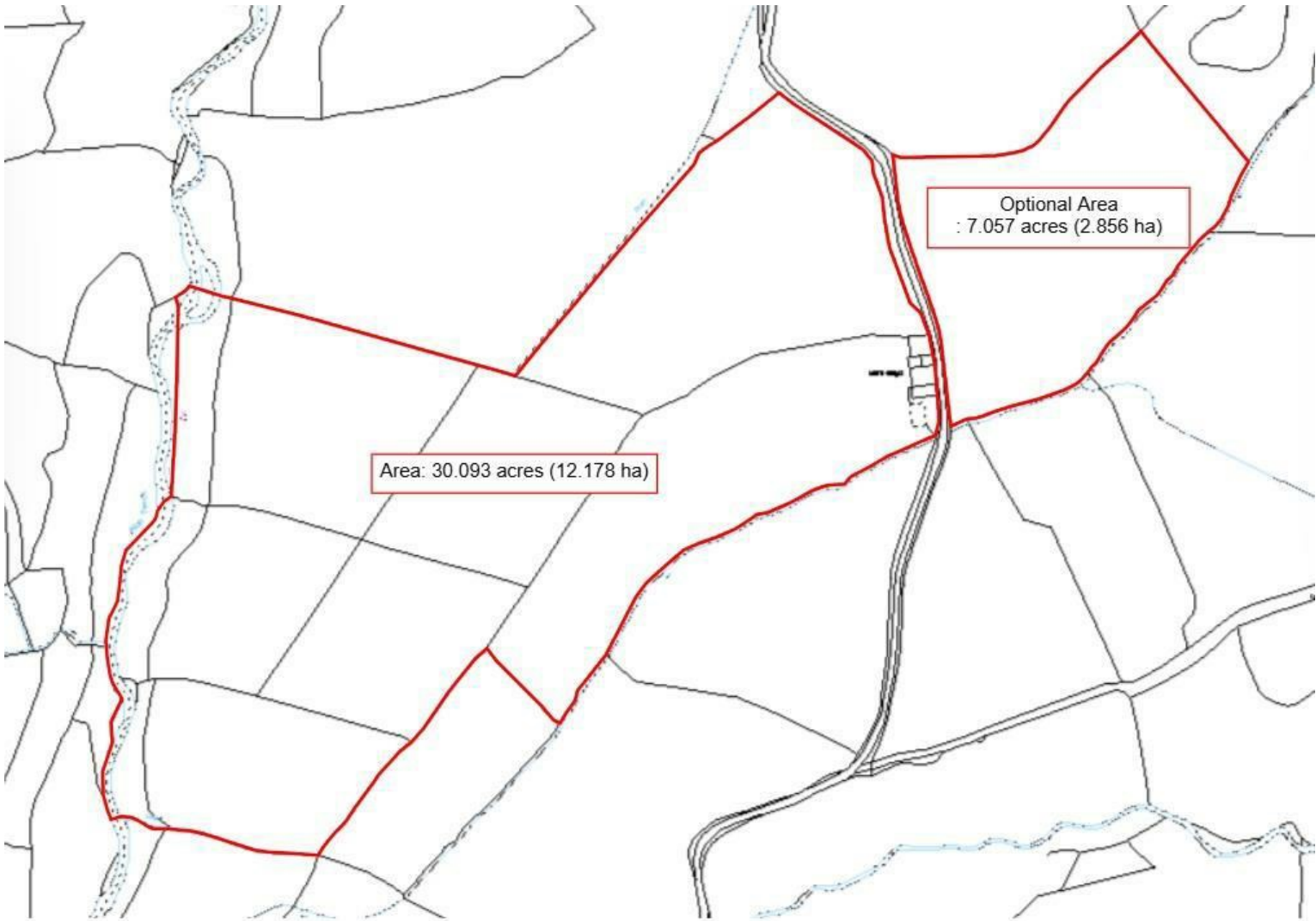
SERVICES

We are informed the property is connected to mains electricity, private water and private drainage.

DIRECTIONS

From Lampeter take the A482 towards Llanwrda, after passing through Harford and the Checkpoint Filling Station, take the second left hand turning towards Ffarmers, continue through the village and after approximately 1 mile, the property can be found on the left hand side as identified by the agents for sale board.

COUNCIL TAX



Energy Efficiency Rating

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

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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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