

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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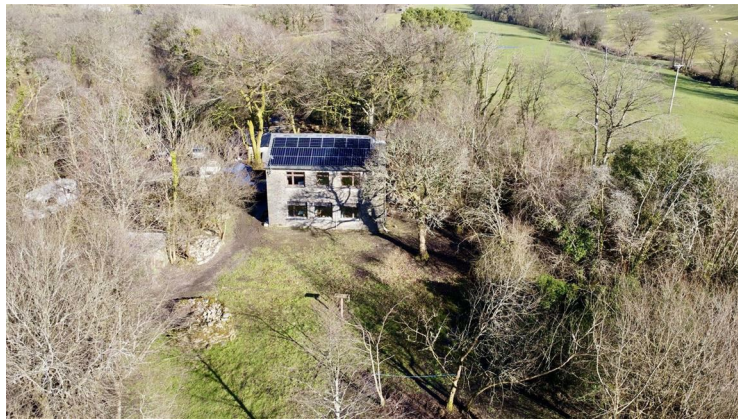
Can y Lloer Ffarmers, Llanwrda, Carmarthenshire, SA19 8JH

Asking Price £425,000

A delightfully positioned, secluded country property set in approximately 6 acres of woodland with a detached 4 bedroomed character house recently undergone improvement with insulation, provision of an air source heating system and solar PV panels. The accommodation provides spacious rooms with large open plan living/kitchen space and ground floor bathroom and up to 4 bedrooms on the first floor.

Sitting in some 6 acres of delightful mainly wooded grounds being boarded with a pretty stream, the property is set in a delightful location just off a council maintained no through road with no near neighbours and is ideal for those having conservation and environmental issues at heart, being in an area bounding with wildlife.

LOCATION



The property is located in rural surroundings approximately 2 miles from the centre of the rural community of Ffarmers, adjoining a quiet country lane being a no through road leading to some other farms and country properties. The property is approximately some 6 miles in land from the popular market town of Lampeter, being an attractive and secluded location being tucked away but yet not remote.

DESCRIPTION



An attractive property of traditional stone construction under a slated roof, having been recently being improved including the provision of an air source heating system together with 17 solar panels.

The property is approached via a rear door leading to:

KITCHEN AREA

17'6 x 10 (5.33m x 3.05m)



Range of basic kitchen units being ripe for a purchaser to install a kitchen for their own specification

OPEN PLAN LIVING/DINING AREA

17'3 x 17'10 (5.26m x 5.44m)



A characterful room with exposed stone walling, 4 radiators a lovely feature exposed stone fireplace having a wood burner which is the heart of this comfortable home.

GROUND FLOOR BATHROOM

12'3 x 9'3 (3.73m x 2.82m)



With a bath and having a shower unit over, wash hand basin, toilet, radiator, door to airing cupboard with pressurised hot water cylinder.

FIRST FLOOR - LANDNG

REAR BEDROOM

11'7 x 8'1 (3.53m x 2.46m)



With radiator, rear window, this room has been insulated

FRONT LANDING

FRONT BEDROOM 2

17'3 x 11'1 (5.26m x 3.38m)



Radiator, front window

FRONT BEDROOM 3

17'6 x 10 (5.33m x 3.05m)



Radiator, front window

OFFICE/ CHILD'S BEDROOM 4

6'7 x 7'2 (2.01m x 2.18m)



Radiator, front window

EXTERNALLY



Property has access off a gated entrance leading to a gravelled driveway, to the side of a property is a former stone range deserving of a reinstatement which would make a great addition to this country property.

There is a further garage/ workshop and a gravelled parking area.

THE GROUNDS



The current vendors have recovered much of the immediate grounds to reveal some lovely sitting out areas and also a pretty orchard.

THE LANDS



The lands are mainly wooded with meandering paths to enjoy the tranquility of the surrounding with being bordered by a pretty stream.

SERVICES

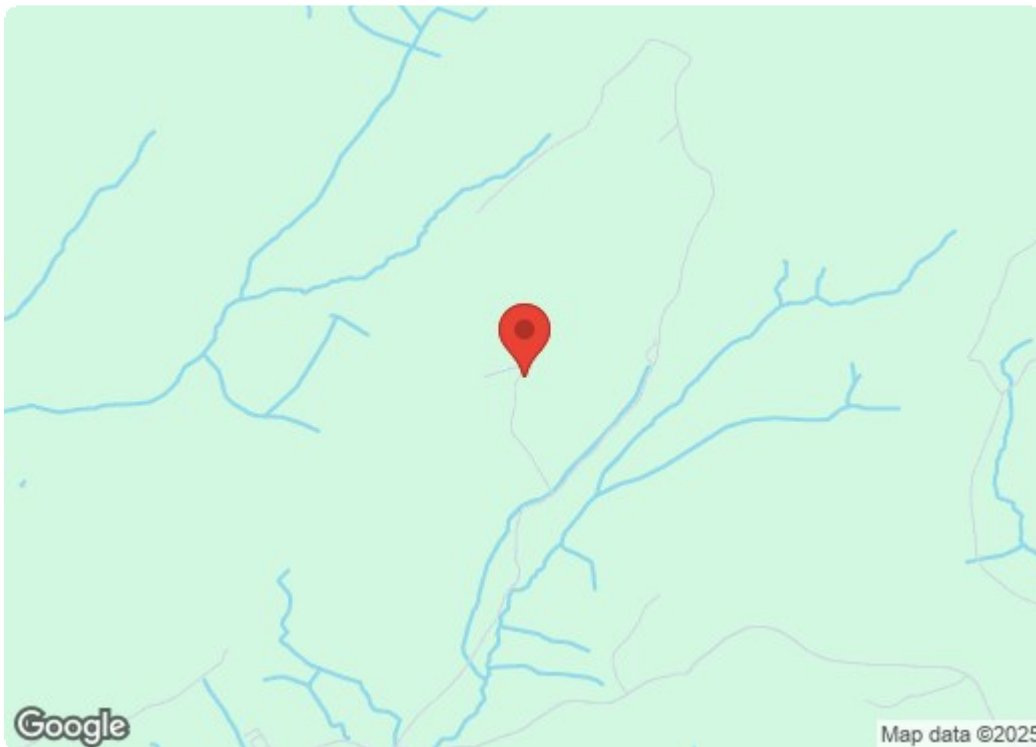
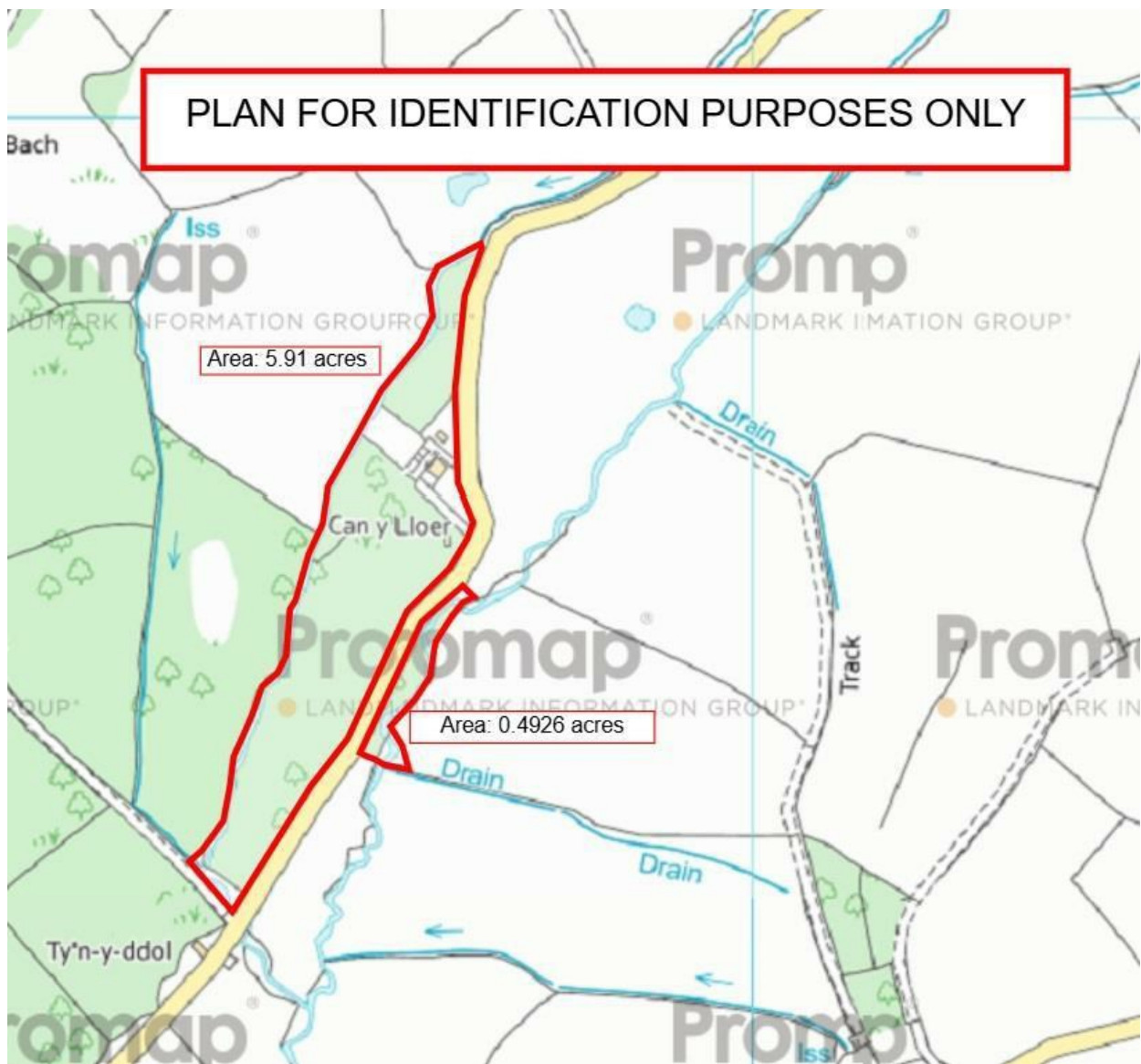
We understand that the property benefits from private water from a spring source, private drainage, mains electricity with solar PV system, air source heating system.

DIRECTIONS

From Lampeter take the A482 towards Llanwrda, continue out past checkpoint garage taking the second left hand turning signposted Ffarmers, proceed to the village turning right opposite the Drovers Arms, past the caravan park, taking the next left hand turning, continue for approximately half a mile and the property can be found on the left hand side.

COUNCIL TAX BAND - D

Amount payable - £2048 <https://www.mycounciltax.org.uk>



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 (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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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