

Ref: 0gwa00

Gwarcoed Villa, Penffordd, Llanybydder, Ceredigion, SA40 9XE

A very attractive rural property with land. Deceptively spacious, delightful detached 2/3 double bed roomed country property with the benefit of 4.8 acres of excellent pastureland. Suitable for all manner of livestock and horses or to provide a degree of self-sufficiency. The whole in a peaceful, scenic, rural location, set back from a quiet minor country lane.

Llanybydder 4 miles, Llandysul 6 miles, Lampeter 7 miles, Newcastle Emlyn 12 miles, Carmarthen 17 miles, (A48/M4 link road), and Cardigan 22 miles distant.



This charming, detached stone built period property, was we understand, originally built in the early 20<sup>th</sup> Century but we have been informed that in circa 2011 the property underwent a complete modernisation programme to include a new roof, double glazing, new plumbing, and it was also completely rewired. At the same time a new extension was added in keeping with the character and style of this appealing cottage, to provide further accommodation.

**Accommodation** - Ground Floor: Entrance Hall, Living Room/Bedroom 3, Lounge/Dining Room, Kitchen/Breakfast Room, Rear Lobby and Cloakroom. First Floor: Two large Double Bedrooms and a Bathroom.

**Outbuilding** - Detached Garage.

**Land - Circa 4.8 Acres of land** – Located to the rear of the cottage gardens, lies level to very gently sloping pasture land in two enclosures. Ideal for livestock and equine use or indeed a degree of self-sufficiency.

**Location** – This charming property is pleasantly situated in a peaceful rural area set back from a minor country lane. The popular small market town of Llanybydder is 4 miles away, where there is a Nisa Convenience Store and Post Office, a primary school, places of worship, a pub, garage, and some small independent shops. Llandysul by the River Teifi is 6 miles distant with good local amenities including shops, schools, leisure centre, pubs and eateries, canoe centre and angling association. Lampeter is 7 miles away, also with a good selection of shops and services along with a University. Newcastle Emlyn a delightfully quaint market town also has good amenities and castle ruins. Carmarthen is 17 miles southerly with excellent shopping amenities, multi-screen cinema, general hospital, main line railway station, and access to the A48/M4-link road. The magnificent Cardigan Bay Coast is easy to reach with numerous delightful coves and beaches.

**Guide Price: £450,000 No Onward Chain**

## THE ACCOMMODATION COMPRISES:

### Ground Floor –

<b>ENTRANCE :</b>	8'4" x 5'5". Half glazed front door. Wood Effect flooring, large understairs storage cupboard and turning staircase to the first floor.
<b>LIVING ROOM /BEDROOM 3:</b>	15'6" x 10'2". Multi-fuel stove on a slate tiled hearth. Dual aspect, window to the front and further window to the side. Alcove with built in display cupboard. Wood effect flooring.
<b>LOUNGE/DINING ROOM:</b>	15'2" x 12'4". Substantial Multi-fuel stove on a slate tiled hearth. Dual aspect windows to the front and rear. Wood effect flooring.
<b>KITCHEN/BREAKFAST ROOM:</b>	15'3" x 13'8". Range of Beech effect wall and base units with ample work surfaces and tiled splashbacks, stainless steel sink and mixer tap, plumbing and space for a dishwasher and room for an under-counter fridge. Cooker control point with space for a free standing cooker. Wood effect flooring. Loft access. Triple aspect windows to the front, rear and side.
<b>REAR LOBBY:</b>	6' x 4'6". Half glazed external rear door. Wood effect flooring, door to the cloakroom.
<b>CLOAKROOM:</b>	6' x 3'. Wall mounted wash hand basin, low level W.C., small window to the rear. Wood effect flooring.

### First Floor –

<b>LANDING:</b>	From the entrance hall a staircase leads to a half landing with a tall window to the rear, staircase then continues to the first floor landing. Access to the loft and doors to:-
<b>DOUBLE BEDROOM 1:</b>	15'4" x 12'2". Large airing cupboard. Window to the front which enjoys particularly lovely views across the valley countryside and further window to the rear overlooking the garden.
<b>DOUBLE BEDROOM 2:</b>	15'5" x 10'2". Window to the front with the lovely views and further window to the side which overlooks a pretty woodland copse.
<b>FAMILY BATHROOM:</b>	9'2" x 5'. White suite comprising of a panelled bath with electric shower unit over and shower screen. Pedestal wash hand basin, low level W.C., Shaver point and light, extractor fan, heated towel rail and wood effect flooring. Partially tiled walls. Window to the front.

## EXTERNALLY:

<b>THE APPROACH:</b>	The property is set back off a quiet minor country lane with ample parking for numerous vehicles on both sides of the lane.
<b>DETACHED GARAGE:</b>	18'6" x 12'. Block built with a profile roof. Vehicular up and over door to the front, side pedestrian door and windows on three sides.

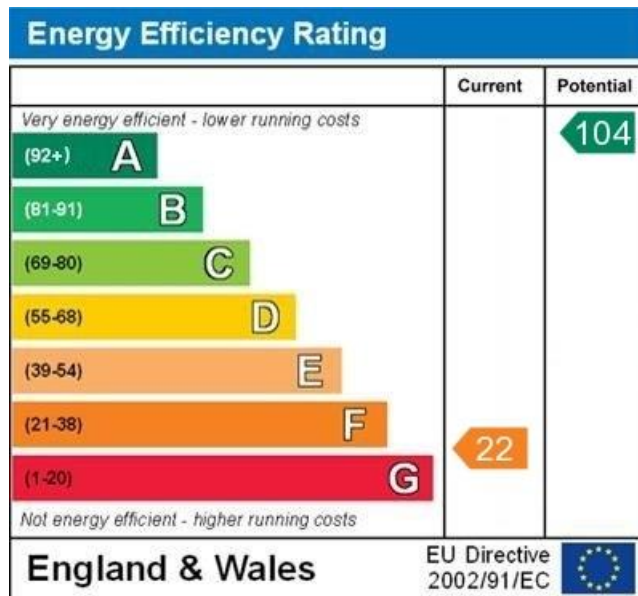
**GARDENS & LAND:**

A pedestrian gate off the lane with an attractive stone wall either side and hedge to the front boundary leads to a small lawn. From here a pathway leads to a delightful woodland copse at the side of the cottage.

A large gravelled area at the west side of the cottage continues to the rear and from there is a sloping bank which has been decoratively planted with numerous plants and shrubs. A lawned area continues upwards to a level grassed garden where you can sit and enjoy the beautiful views of the valley.

The land is situated beyond the rear garden with access via a farm gate and further along the lane a vehicular gateway for ease of access by tractor/machinery. The land is in particularly good heart and lies in two very gently sloping enclosures bounded by natural hedging and many mature trees which provide shelter. A small grassed area opposite the cottage and across the lane provides additional parking.

**Energy performance figures**



## Floor plan

### Ground Floor



### First Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate.  
Plan produced using PlanUp.

#### SERVICES:

We understand that the property is connected to mains electricity, mains water and a private drainage system. The property has electric heaters and two multi-fuel stoves. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

#### COUNCIL TAX:

We are informed that the property is within Council Tax Band "D" (Ceredigion County Council).

#### FIXTURES & FITTINGS:

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

**WAYLEAVES,  
EASEMENTS &  
RIGHTS OF WAY:**

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

**TENURE &  
POSSESSION:**

We are informed that the property is freehold with vacant possession on completion, by arrangement.

**VIEWING:**



**By appointment with PROFILE HOMES**

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**THE LOCALITY:**

**Llanybydder** The popular small market town of Llanybydder is 4 miles away where there is a Nisa Convenience Store and Post Office, a primary school, places of worship, a pub, garage and some small independent shops..A livestock market is held here on a regular basis.

**Llandysul** is 5 miles from the property, by the River Teifi, a busy little market town with a selection of shops, post office, banks, doctor's and dentist's services, junior and secondary schools, leisure centre with swimming pool, cafes, pubs, an ancient church, village hall, playing field and riverside park, together with an angling association, (the river is well known for its trout, sea trout and salmon), and a canoe centre with a white-water slalom course at Pont Tyweli, (a village on the opposite side of the river). The Teifi forms the boundary between Ceredigion and Carmarthen.

**Lampeter** is 7 miles away, a traditional market town by the River Teifi, providing good shops, a main post office, a leisure centre with swimming pool, cafes, restaurants and pubs, doctors and dentists, primary and secondary schools, and university. The University of Wales at Lampeter is the oldest in the country, (1822), and the smallest in Britain, occupying a beautiful setting in the Cambrian foothills. Lampeter's summer events include a Food Festival, the Rhys Thomas James Eisteddfod, the Drovers Arts Festival and a Carnival. The Welsh language and culture thrive in this small but busy town. Nestling on the border of Ceredigion and Carmarthenshire, Lampeter is the centre of a network of interesting country walks along footpaths, bridleways and quiet roads.

**Newcastle Emlyn** is 12 miles westerly, also on the Teifi river, a quaint and popular old market town with a variety of independent shops including antique, craft and book shops, as well as supermarkets, chemists, banks, post office, town hall, library, theatre and art gallery, primary and secondary schools, leisure centre and swimming pool, doctor's, dentist's and optician's services, restaurants and cafes, hotels and plenty of pubs. Thursday is market day.

**Carmarthen** is 17 miles southerly with general hospital, main line railway station, access to the A48/M4-link road, excellent shopping, multi-screen cinema, etc.

**The Cardigan Bay** coast is within easy driving distance, with golden beaches, secluded coves, regular sightings of marine wildlife and wonderful walks.

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**NOTES:**

**PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

**PROFILE HOMES**

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