

# Terry Thomas & Co

---

ESTATE AGENTS



## Ty Newydd Llangynog, Carmarthen, SA33 5BP

A well appointed 26 acre smallholding, affording 8 stock proofed and fenced enclosures. Mainly to support beef cattle. Outbuildings briefly comprising large cattle shed, hay shed, general purpose machinery shed/stables. A detached recently renovated deceptively spacious 3 bedroom, 2 reception roomed farmhouse with adjoining barn (having potential for conversion to provide further separated living accommodation subject to the necessary planning consents) Mature gardens and grounds with recently cleared orchard. The property has all new radiators through out with a 8kw air source heat pump, 4kw solar panels.\*\*\*Superfast Broadband\*\*\*

Offers in the region of £685,000

# Ty Newydd

## Llangynog, Carmarthen, SA33 5BP



### Rear entrance to utility

11'11" max into built in cupboard space x 12'9" (3.65 max 14'0" x 8'2" (4.28m x 2.51m) into built in cupboard space x 3.89m ) uPVC double glazed rear entrance door leading into utility room. Four built in cupboards a stainless-steel sink unit, plumbing for washing machine, uPVC double glazed window to rear. Space for tumble dryer and feature part beam ceiling. Radiator. Door through to the Kitchen/Dining Room.

### Kitchen/Dining Room

14'6" x 12'9" (4.42m x 3.90m ) Fitted base and eye level units with wood effect worksurface over the base units incorporating a stainless-steel sink. Electric cooker point uPVC double glazed window to rear. Feature fireplace with a "Rayburn Royal" solid fuel stove. Space for fridge freezer, again part exposed part beam ceiling. Radiator. Door through to Lounge

### Lounge

13'7" x 14'4" (4.15m x 4.37m ) Feature inglenook style fireplace with part exposed pointed stone surround hard wood mantle and an open fire inset "Carreg Pobyyd". uPVC double glazed window to rear with a Georgian bar effect overlooking the gardens and ground. Large clay tiled recess hearth. 2 Double panelled radiators. Part feature beam ceiling. Door through to Sitting Room

### Sitting Room

11'6" x 14'4" (3.51m x 4.39m ) Feature fireplace with pointed stone surround, wood burner inset on a tiled hearth. Window to fore, large recess sill. Staircase to first floor, feature beam ceiling double panelled radiator and a door to fore leading through to the conservatory.

### Conservatory

Double glazed windows to three sides. Radiator. Double glazed patio doors and a polycarbonate roof leading out to the formal gardens and grounds.

### First floor landing area

19'11" x 5'11" (6.08m x 1.82m ) Home office space. Loft access. uPVC double glazed window to rear with doors leading off to all bedrooms, family bathroom and a walk-in airing cupboard with a copper hot water cylinder fitted with immersion.

### Rear Bedroom 1

12'2" x 12'10" (3.73m x 3.93m ) uPVC double glazed window to rear overlooking the land, farm buildings and courtyard. Double panelled radiator thermostatically controlled.

### Wet room/shower room

9'8" plus built in cupboard space x 8'2" (2.96m plus built in cupboard space x 2.50m ) Built in shower enclosure with a "Red Ring" shower fitment. Marblex panelled walls. uPVC double glazed window to rear. Pedestal wash hand basin. Low level W/C. Panel radiator with grilles thermostatically controlled. Large built in recess storage cupboard. Wall mounted extractor.

### Front Bedroom 2

14'3" max x 15'0" slightly "I" shape (4.36m max x 4.59m slightly "I" shape ) Double panel radiator thermostatically controlled. uPVC double glazed window to fore. Views over the front gardens and grounds.

### Front bedroom 3

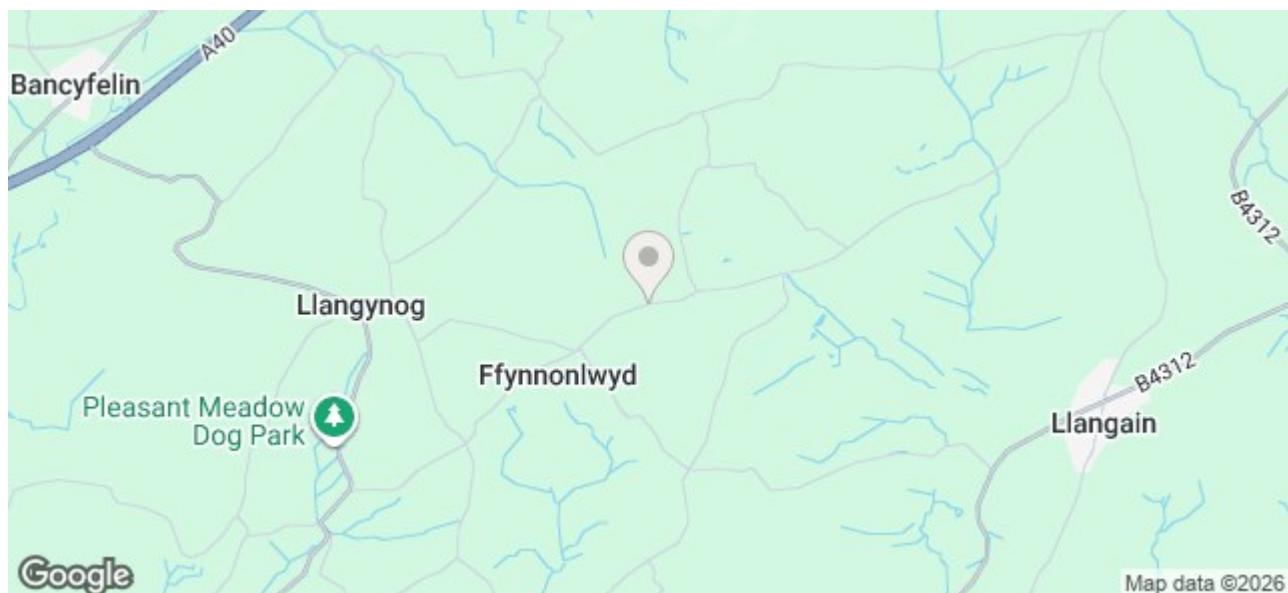
12'3" x 11'8" (3.74m x 3.57m ) Two uPVC double glazed window to fore. Views over the front gardens and grounds. Double panelled radiator thermostatically controlled. Walk-in wardrobe.

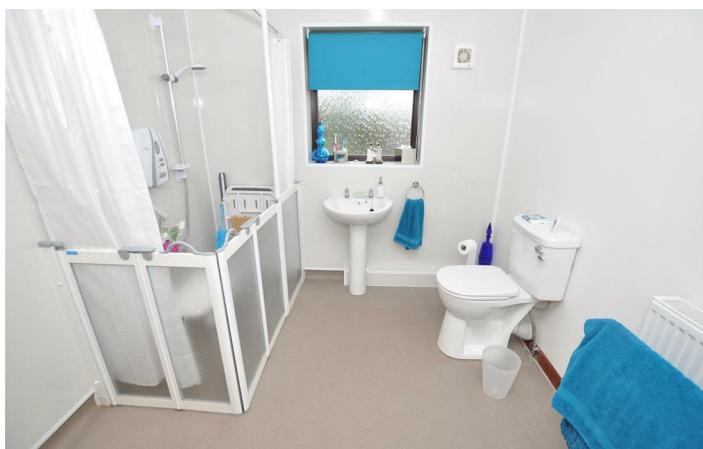
### Externally

Former cow shed utilised and two workshops with double door entry to both. a First workshop 4.96m x 3.88m Power, lighting. Unvented pressurised hot water cylinder. Second workshop 4.96m x 5.20m

Adjoining the property is a lean-to. Outside W/C. The property has a hardcore driveway which leads up to a concrete hard standing which in turn leads to the court yard. There is an open cow shed 6.03m x 5.33m under a corrugated roof. Galvanised gated access to the formal cattle yard. Masonry built store shed. The property also has security cameras around the court yard. Open general store shed 8.7m x 4.6m.

Another cow shed 18.03m x 8.88m Power and lighting. Timber frame outbuilding comprising garage, general purpose open stores 30ft x 18ft with a lean to.





## Floor Plan



**Type:** House

**Tenure:** Freehold

**Council Tax Band:** E

**Services:** Mains electricity, Water and Private Drainage. Septic tank system

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG  
Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		100		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B		84		(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs		EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		100		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B		84		(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs		EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	