

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- DETACHED COUNTRY HOUSE.
- SET WELL BACK OFF THE ROAD. 2 WC's.
- FITTED KITCHEN/DINING ROOM.
- EPC RATING: - D (55). DEPOSIT: - £1,096.00p.
- 1 MILE LLANWNNEN AND A475.
- 3.5 MILES LAMPETER.
- OVERLOOKING TEIFI RIVER VALLEY.
- 3 BEDROOMS. UNFURNISHED.
- OIL C/H. DOUBLE GLAZED WINDOWS.
- COUNCIL TAX: - BAND D. 2025/26 = £2,263.89p.
- 2 MILES LLANYBYDDER.

Maes Llan
Llanwnnen
Lampeter SA48 7JY

RENT - £950
per Calendar Month EXCLUSIVE

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Telephone: 01267-220424 • Facsimile: 01267-238779

Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

TO LET - 3.5 MILES LAMPETER.

*A **3 BEDROOMED DETACHED COUNTRY HOUSE** situated set well back off the **B4337 'Llanybydder to Llanwnnen' Road** amidst the countryside **overlooking the Teifi river valley** and approached via a **level shared private hardcored lane** that extends for approximately 200 yards, **2 miles of Llanybydder.***

The property comprises a detached 'L' shaped 'cottage style' farmhouse that briefly comprises: - LIVING ROOM, HOME OFFICE/SNUG, INNER HALL, FARMHOUSE STYLE KITCHEN/FITTED KITCHEN/DINING ROOM, PANTRY/BOILER ROOM, SIDE ENTRANCE HALL, SEPARATE WC with at first floor level a LANDING, AIRING/LINEN CUPBOARD, BATHROOM with 3 piece suite and **3 BEDROOMS** (2 doubles). Private car parking available to the front and either side. Raised garden to rear/side. 2 STORE SHEDS.

OIL CENTRAL HEATING. DOUBLE GLAZED WINDOWS. UNFURNISHED.

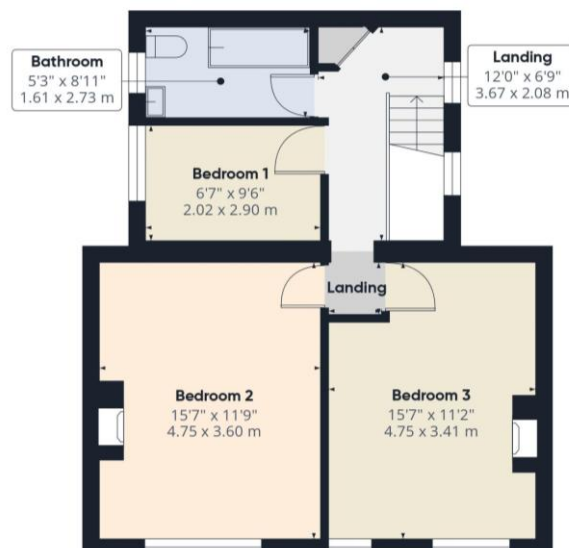
2 REFERENCES ARE REQUIRED AS IS THE NAME OF A GUARANTOR WHERE APPROPRIATE.

RENT: - **£950.00p** per calendar month **exclusive** of all charges in respect of the property (**payable in advance**).

DEPOSIT: - A Deposit of **£1,096.00p** is required which will be held by the Agents as Stakeholders pending termination of the Agreement and who are members of the Tenancy Deposit Scheme.



Ground Floor



Floor 1







NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

ENERGY EFFICIENCY RATING: - D (55).

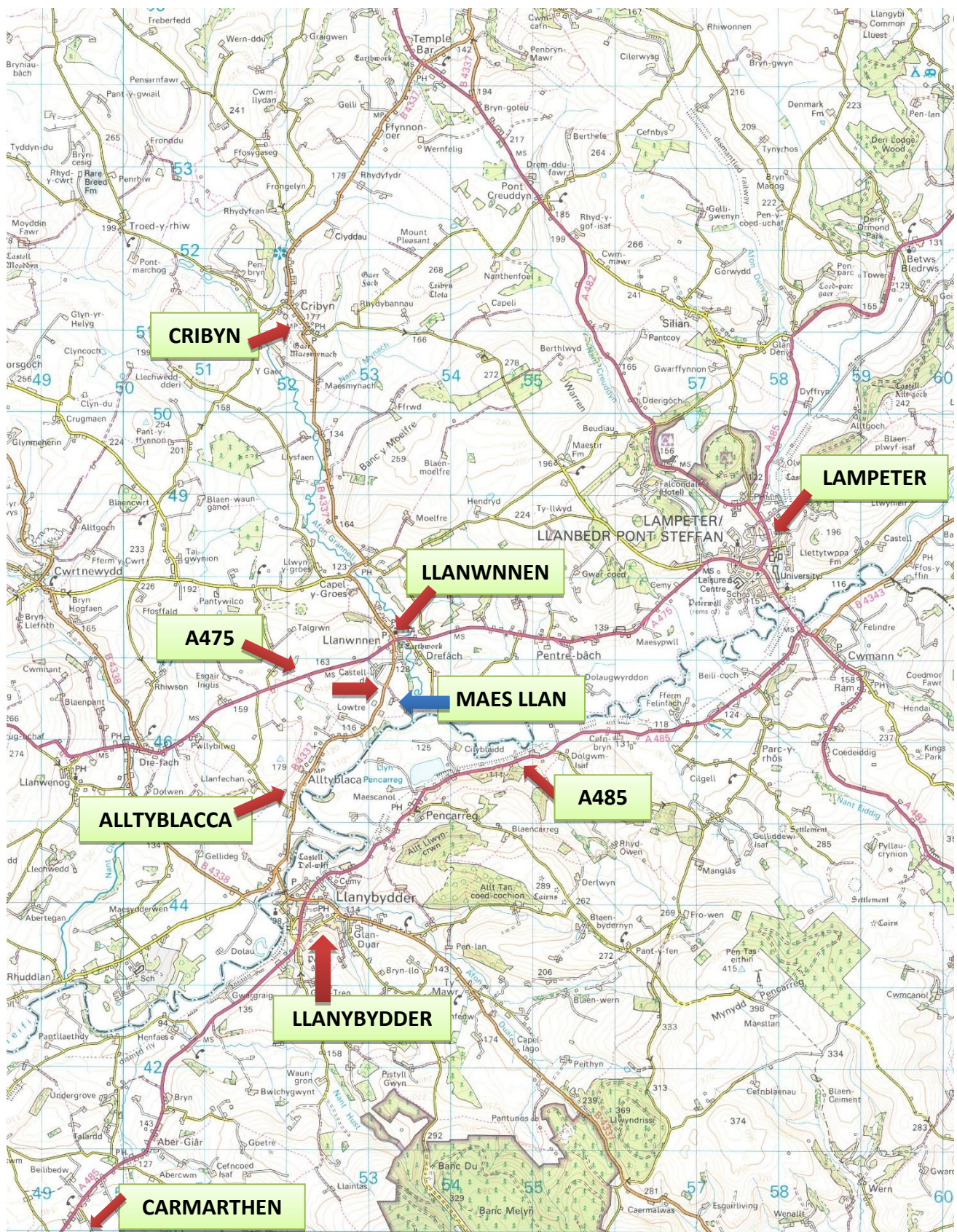
ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2022-2214-0116-1111-7679.

SERVICES: - Mains electricity and water (metered). Private drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: – BAND D. 2025/26 = £2,263.89p. **Oral enquiry only.**

LOCAL AUTHORITY: - Ceredigion County Council, Penymorfa, Aberaeron SA36 0PA. Telephone No. 01545 - 570881

AGENTS NOTE: - Photographs and/or any floor layout plans used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not included in the letting** of the property.



DIRECTIONS: - From the centre of Llanbydder **travel over the Teifi river bridge** following the sign towards **Llanwnnen**. **Continue through Allt y Blacca**. Travel **past** the former concrete block works and LAS recycling yard and the entrance to the property will be found on **your right hand side directly opposite** the Llanwnnen village road sign.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

08.02.2026 - REF: 7203