



GLYNCOCH

Tanglwst | Newcastle Emlyn | SA38 9NJ

FINE & COUNTRY

GLYNCOCH

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Fine Country West Wales are pleased to bring the delightful smallholding of Glyncoch onto the market. This five bedroom detached farmhouse offers a wonderful smallholding / lifestyle opportunity situated in a West Wales rural location. Offering attractive accommodation including UPVC double glazed windows throughout, a refitted kitchen / breakfast room and refitted bathroom.

This property also has a range of very useful outbuildings and additionally, stabling with a nod towards equestrian uses. The attractive grounds of over seven acres surround the property. The property is set into a small hill, thus offering fantastic countryside views from the property and gardens.

There is well water and a filtration system as well as oil central heating and septic tank drainage.

Viewing highly recommended to appreciate the property and location on offer.





Video Link: https://youtu.be/At8c_EggZOA

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		









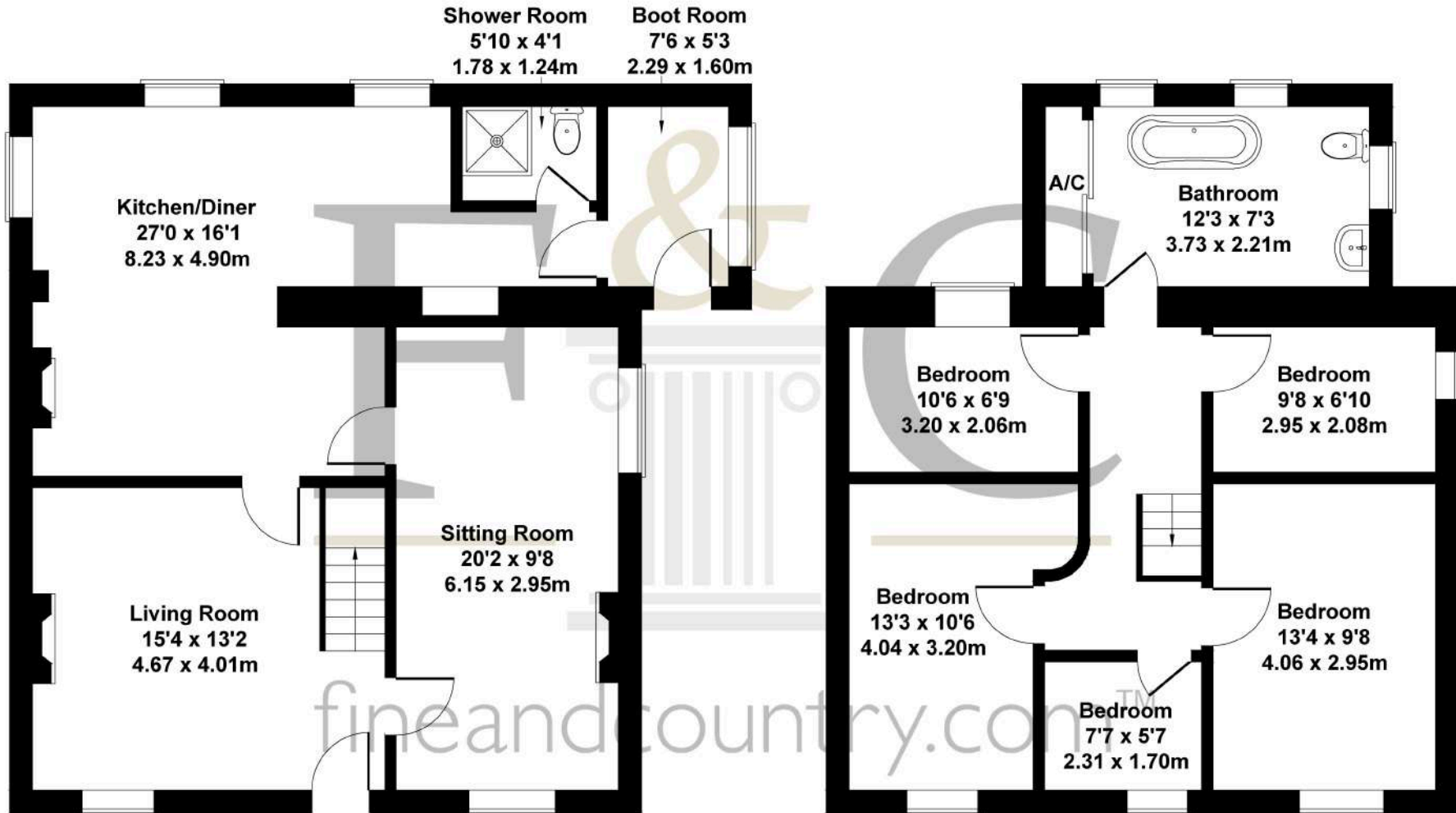






Glyncoch, Tanglwst, Newcastle Emlyn, SA38 9NJ

Approximate Gross Internal Area
1450 sq ft - 135 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Fine & Country West Wales

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