



# GLYNCOCH

Tanglwst | Capel Iwan | Newcastle Emlyn | Carmarthenshire | SA38 9NJ



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Fine Country West Wales is pleased to present the charming smallholding of Glyncoch to the market. This five-bedroom detached farmhouse provides an exceptional smallholding and lifestyle opportunity, nestled in the tranquil rural setting of West Wales. The property boasts attractive accommodation, including UPVC double-glazed windows throughout, a newly refitted kitchen/breakfast room, and a modernised bathroom.

Additionally, the property features a range of practical outbuildings, stabling facilities suitable for equestrian use, and over seven acres of picturesque grounds. The farmhouse is set on a gentle hill, offering breathtaking countryside views from both the property and its gardens.

The property benefits from well water with a filtration system, oil central heating, and septic tank drainage.

Viewing is highly recommended to fully appreciate the unique qualities and superb location of this property.

Video Link: <https://youtu.be/miFeuhKXidA>





















We specialise in offering the finest countryside, luxury, and special properties in Ceredigion, Pembrokeshire and all across West Wales. Our coverage includes Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay and all the surrounding villages and area.

Our team possesses extensive regional knowledge, providing exceptional service for buying or selling properties. With a deep understanding of local markets, we offer accurate and current advice on trends and opportunities in the West Wales property market.

Renowned for its tranquil, rural, and unspoiled beauty, the region offers a peaceful escape with low crime rates, deserted beaches, and strong family values. We offer a range of country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

At Fine & Country West Wales, we pride ourselves on our expertise in the luxury property market across Ceredigion. Our aim is to deliver the best results for both buyers and sellers.

If you are selling your home, we provide tailored strategies and free marketing advice to help you achieve the best price. We also offer a Re-Launch Strategy for properties that have been off or on the market for an extended period, all in complete confidence. We are passionate about helping you find your dream home or secure the best price for your property.

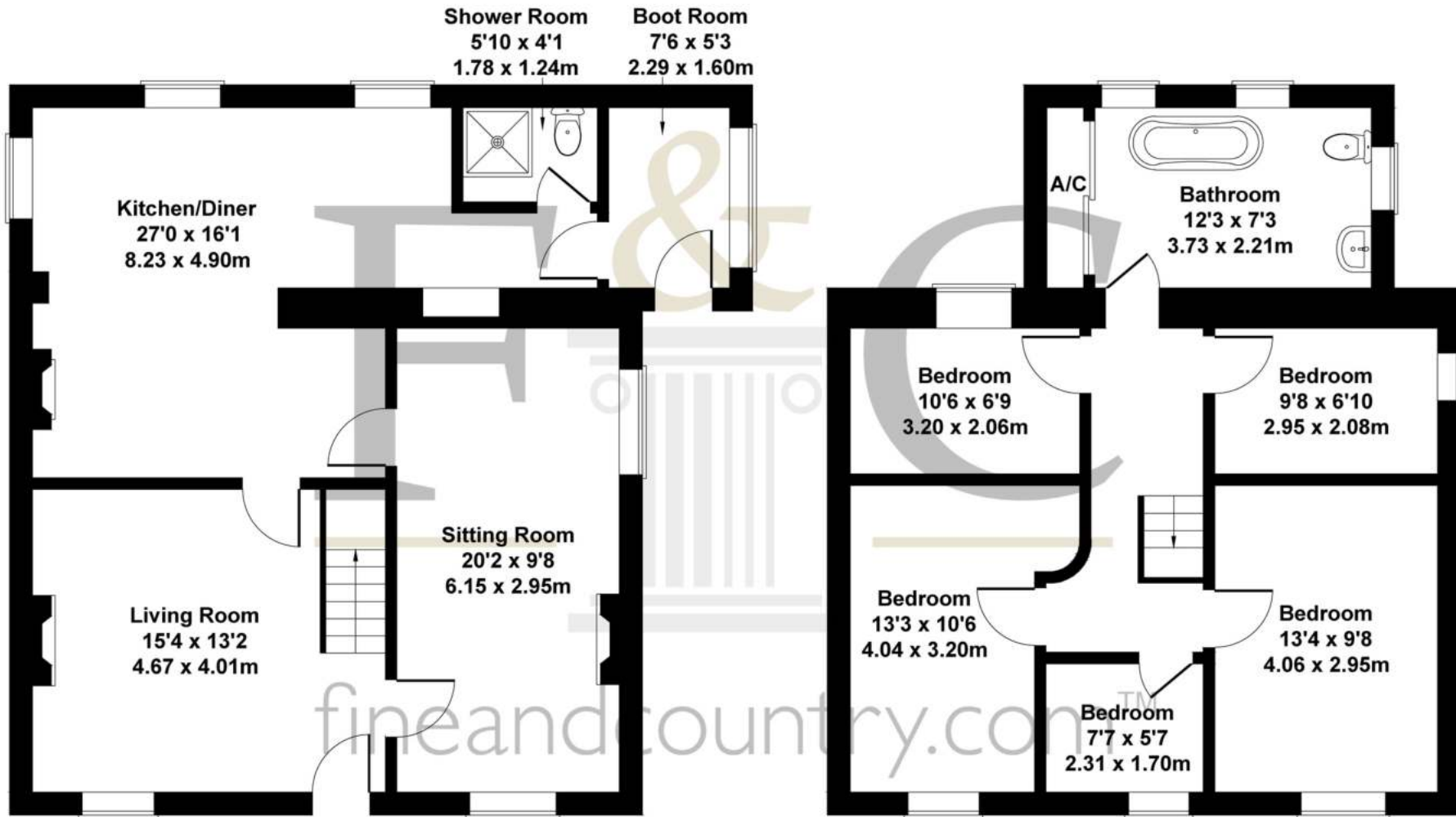
Contact us today - we look forward to hearing from you. For any queries, contact the office at 01974 299055 or [westwales@fineandcountry.com](mailto:westwales@fineandcountry.com)

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# 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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