

*Traditional character welsh smallholding. 3 bed accommodation with range of useful outbuildings set within 5.7 acres. South facing aspect. Penuwch Near Aberaeron/Tregaron - West Wales.*



**Glangwenffrwd, Penuwch, Tregaron, Ceredigion. SY25 6QZ.**

**£525,000**

**Ref A/5436/RD**

Traditional Welsh Smallholding\*\*Character features\*\*Useful range of outbuildings\*\*Potential to extend into adjoining outbuilding/conversion to airbnb accommodation/annexe\*\*Set within 5.7 acres of good quality, low lying grazing and pasture land\*\*Road frontage and south facing aspect\*\*In need of modernisation in places\*\*Located just off village centre\*\*A wonderful aspect over the adjoining countryside\*\*

The property is situated on the fringes of the rural village of Penuwch, strategically positioned between the larger settlements of Aberaeron and Tregaron. The village offers a public house and places of worship. Residents tend to rely on nearby Tregaron for their day to day needs which includes primary school, secondary school, shops, post office, agricultural merchants, public houses and traditional high street offerings. The nearby villages of Llangeitho and Bronant also offers primary schooling. The property lies some 30 minutes drive from the larger administrative centre of Aberystwyth with its university, regional hospital, Network Rail connections, retail parks, employment opportunities and National Library of Wales. The property sits on the lower southern fringes of the village on a back road leading to Bwlchllan and Llangeitho and enjoys a wonderful outlook over the adjoining



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## GENERAL



A traditional welsh country smallholding set in approximately 5.7 acres or thereabouts.

The house provides spacious 3 bedroomed accommodation with good standard of living space with side former stables and dairy with potential for conversion into additional bedroom/living space or indeed as a self contained annexe/airbnb unit.

The property sits within its own well presented curtilage with extended rear garden behind the steel framed buildings.

The property sits within some 6.3 acres of productive grazing and pastureland with a further range of useful agricultural buildings set away from the farmyard providing a useful potential for animal housing as well as the storage of equipment.

The land benefits from road frontage on two sides.

## GROUND FLOOR

### Front Porch

via upvc sliding door with side glass panel, tiled flooring.

### Entrance Hallway



Accessed via glass panel door, radiator.

### Sitting Room



7' 3" x 13' 5" (2.21m x 4.09m) last used as a bedroom with window to front, multiple sockets, radiator.



## Lounge



11' 8" x 13' 9" (3.56m x 4.19m) with tiled period fireplace and surround with electric fire inset, window to front, multiple sockets, TV point, radiator.

## Kitchen

9' 9" x 18' 0" (2.97m x 5.49m) with a range of oak effect base and wall units, dual aspect windows to rear and side, stainless steel sink and drainer with mixer tap, double oven and grill, electric hobs with extractor over, space for dining table, understairs cupboard.





## Utility Room



9' 4" x 10' 8" (2.84m x 3.25m) washing machine connection, multiple sockets, rear window to garden, connecting door into:

## Boiler Room



15' 8" x 7' 1" (4.78m x 2.16m) with trianco redfyre oil boiler, external door to front, multiple sockets, connecting door into:

## Former Parlour / Stables



9' 9" x 14' 8" (2.97m x 4.47m) with former cubicle panelling, part exposed stone walls, external door to front and access to adjoining store room with access to front and connecting door into:

## Former Cow Shed

14' 5" x 12' 8" (4.39m x 3.86m) with existing concrete cubicles, exposed 'A' frame to ceiling, window and door to front, water and electric connection.







## FIRST FLOOR

Split level landing



With access to loft, airing cupboard.

## Front Bedroom 1

12' 1" x 13' 4" (3.68m x 4.06m) a double bedroom, window to front with views over the adjoining fields, multiple sockets, radiator.



## Box Room



With window to front, electric socket.

## Front Bedroom 2



7' 5" x 13' 8" (2.26m x 4.17m) a double bedroom, window to front, multiple sockets, radiator.

## Rear Bedroom 3



13' 2" x 9' 9" (4.01m x 2.97m) a double bedroom, window to rear, multiple sockets, radiator.

## Bathroom







With panelled bath, WC, single wash hand basin, radiator.

## EXTERNALLY

### To the Front



Accessed from the adjoining county road to a tarmacadam forecourt with front garden laid to lawn and side footpath leading through to raised rear garden bound by adjoining agricultural fields.

## THE OUTHOUSES

Glass House (12' x 8') 2 x aluminium glass houses with side extended garden area.

Steel Outbuilding (26' x 30') steel frame construction with box profile cladding, sliding steel door to front, concrete base, electric connection.

Zinc Shed (8'4" x 10'10") currently used for storage.

Concrete Panel Shed with double doors to front.

Former Garage (21'7" x 12'2") with multiple shelving and sockets.







## THE LAND

Measuring some 5.7 acres or thereabouts and split into 4 large enclosures enjoying part road frontages and providing highly productive grassland and connecting gates leading through to a range of farm buildings.









## THE FARM BUILDINGS

### Cow Shed

20' 0" x 11' 0" (6.10m x 3.35m) a lean to building of timber frame construction with zinc cladding feed trough to -

Implement Shed (20' x 21') Dutch barn style building with timber frame and zinc roof cladding.

Concrete Handling Area with gated access to open ended cubicle building with 6 cubicles on a concrete base, 23'5" in length.







Store Shed







Store Shed (42' x 13') of steel frame with part timber clad and zinc clad with 10' double doors to front.

Side Lean-To last used as a cow shed, being open ended and last used for animal and implement storage.

Animal House and Implement Storage (10' x 15')

### **Implement Storage Building**

18' 0" x 24' 0" (5.49m x 7.32m) an implement storage building of timber frame construction with zinc cladding with double doors to front.

## **MONEY LAUNDERING REGULATIONS**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## **VIEWING ARRANGEMENTS**

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

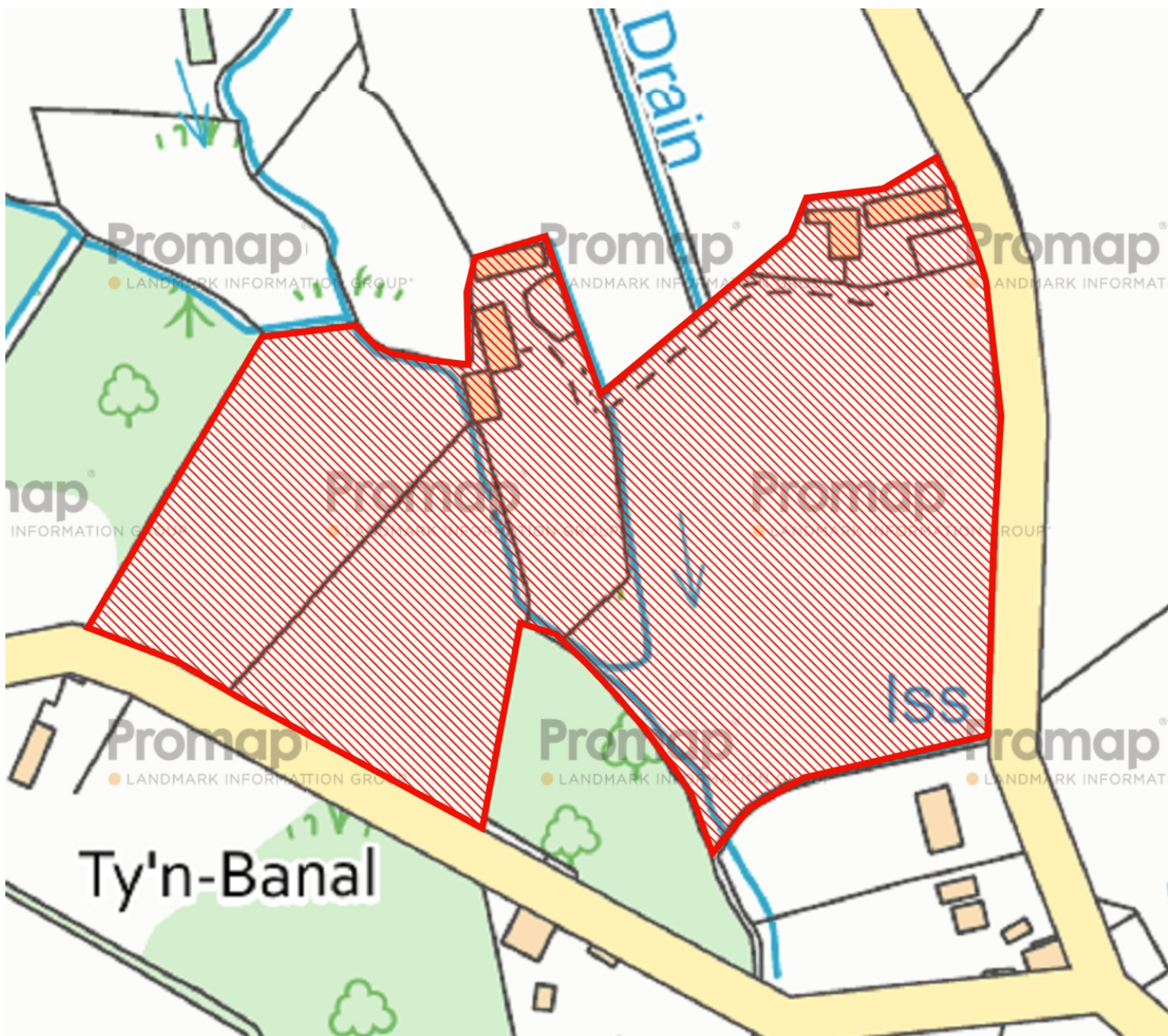
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## **Services**

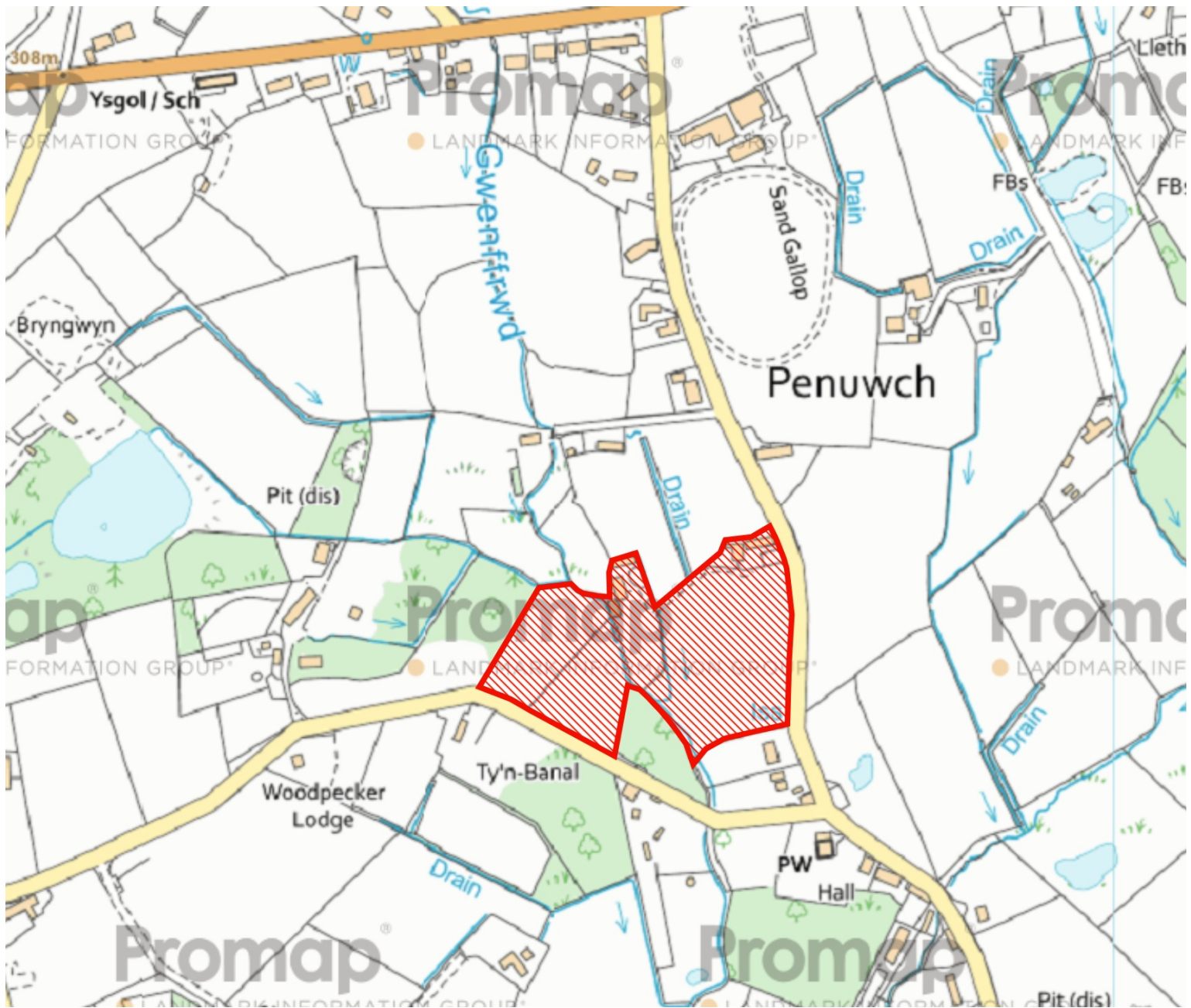
We understand the property benefits from mains water and electricity. Private drainage. Oil central heating.

Council Tax Band D (Ceredigion County Council)











## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

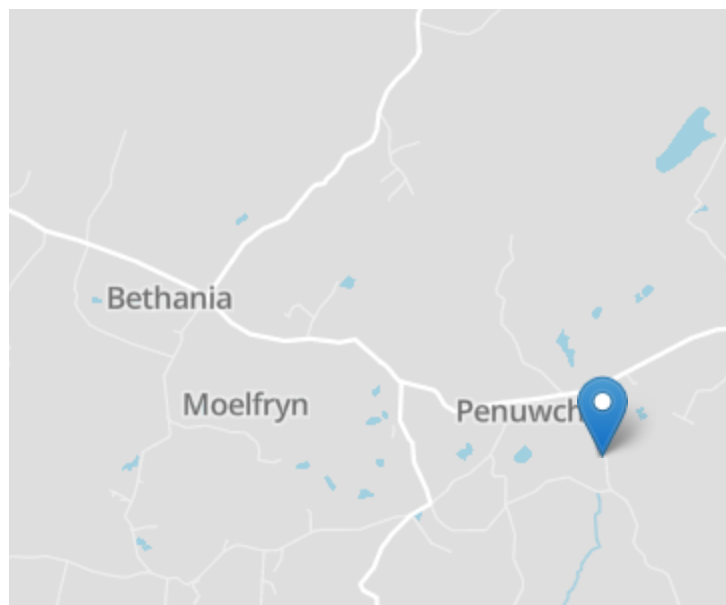
**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No





### Directions

Travelling North from Aberarth on the B4577 proceed through the village of Pennant and into Cross Inn. At the crossroads in Cross Inn, continue straight across the road to the side of Rhos Yr Hafod public house. Proceed through Bethania, continuing on the B4577 for a further 2 miles until you enter the village of Penuwch. Proceed past the Hungry Ram (Former school now restaurant), proceed for a further 200 yards then take the next right hand turning. Proceed down hill for some 500 yards and Glangwenffrwd will be located on your right hand side as identified by the agents for sale board.

For further information or  
to arrange a viewing on this  
property please contact :

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