

*A exclusive modern 5 Bed Detached Residence set in 10 Acres of land with stables. Henllan Near Llandysul/Newcastle Emlyn.*



**Bwlchnewydd, Henllan, Llandysul, Ceredigion. SA44 5TT.**

**£695,000**

**Ref A/5275/ID**

**\*\*A most impressive individually designed 5 bed (5 bathroom) detached dwelling\*\*Set in 10 Acres of land with stables\*\*Perfect Modern Smallholding\*\*Outstanding Panoramic Country Views\*\*Private rural setting\*\*Top quality fixtures and fittings throughout the property\*\*Would make an ideal family home\*\*Convenient to the Market towns of Llandysul and Newcastle Emlyn\*\*Only a 25 minute drive to the Cardigan Bay coastline\*\*Peaceful semi-rural setting\*\***

The property comprises of Ent Porch, Ent Hall, Front Sitting Room, 2 downstairs double bedrooms with En Suites, Kitchen/Dining Room, Utility Room, Shower Room. First Floor - Spacious Lounge, 3 Double Bedrooms - 1 En Suite. Main Bathroom.

The property is situated on the edge of the rural village Henllan lying in the lower reaches of the Teifi Valley being 10 minute equi distance drive to the Market town of Llandysul and Newcastle Emlyn with a range of schooling and shopping facilities, traditional High Street offerings, doctors surgery, supermarket, chemists, petrol filling stations etc. The Cardigan Bay coastline is within a 25 minute drive of the property as is Carmarthen with its connection to the M4 motorway.



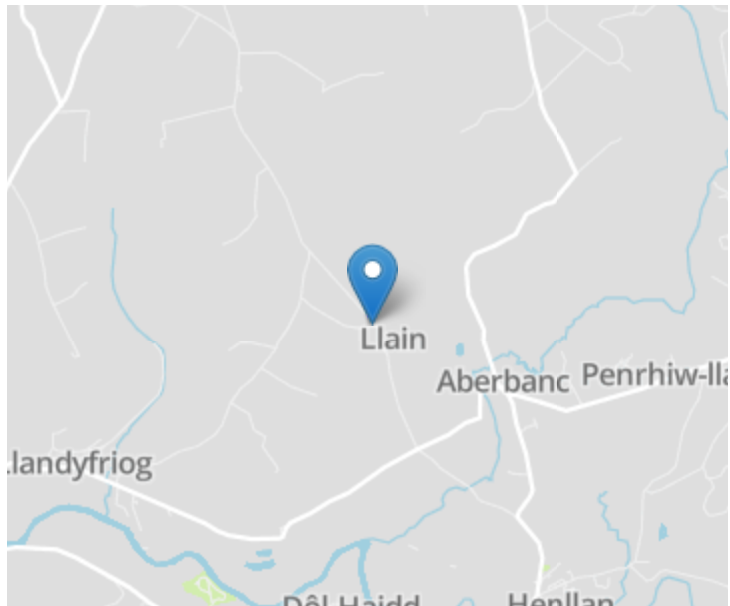
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## GROUND FLOOR

### Entrance Porch

3' 7" x 5' 9" (1.09m x 1.75m) via a composite door, double glazed window to side, engineered oak flooring, solid Oak door into -

### Entrance Hall

20' 7" x 8' 3" (6.27m x 2.51m) with spot lights to ceiling, engineered oak flooring, doors into -

### Front Sitting Room

11' 4" x 13' 0" (3.45m x 3.96m) with double glazed window to front with lovely views over open countryside, engineered Oak flooring, TV point.



### Ground floor Front Bedroom 1

20' 5" x 13' 0" (6.22m x 3.96m) with double glazed window to front, engineered Oak flooring, TV point. Door into storage cupboard.



### En Suite

6' 5" x 7' 0" (1.96m x 2.13m) a modern white suite comprising of a walk in shower unit with mains rainfall shower above, dual flush w.c. pedestal wash hand basin, shaver point and light, stainless steel heated towel rail, tiled walls and floor.



### Ground Floor Rear Bedroom 2

20' 2" x 12' 8" (6.15m x 3.86m) with dual aspect window to front, side and rear with views over garden and open fields, engineered oak flooring, cupboard units, door into -



### En Suite

5' 9" x 6' 7" (1.75m x 2.01m) having a 3 piece White suite with walk in shower unit with rainfall mains power shower head above, dual flush w.c. pedestal wash hand basin, stainless steel heated towel rail, extractor fan, tiled floor, tiled walls, shaver light and point.



### Hallway

12' 9" x 8' 9" (3.89m x 2.67m) with Oak dog leg staircase to first floor, understairs cupboard unit, engineered Oak flooring.



### Rear Access Hall

5' 2" x 9' 7" (1.57m x 2.92m) with half glazed stable door to rear, built in cupboard units tiled floor, spot lights to ceiling.

### Utility Room

9' 0" x 9' 8" (2.74m x 2.95m) with range of fitted base and wall cupboard units with Formica working surfaces above, 1½ stainless steel drainer sink with mixer tap, plumbing for automatic washing machine, outlet for tumble dryer, double glazed window to rear. Door into storage cupboard housing the water tank.



### Downstairs Shower Room

3' 4" x 9' 5" (1.02m x 2.87m) with enclosed shower unit with mains rainfall shower above, pedestal wash hand basin, dual flush w.c. tiled walls and floor. Frosted window to side, extractor fan, spot lights.



### Kitchen/Dining Room

11' 8" x 19' 8" (3.56m x 5.99m) an open plan room comprising of a stylish two tone kitchen comprising of slate grey base and light grey wall cupboard units with 'Corian' work surfaces above, electric Rangemaster cooking range with 5 ring gas hob above, Rangemaster extractor hood, inset Belfast sink with pull out mixer tap with boiler water feature, integrated dishwasher, space for American fridge freezer, tiled flooring, TV point, space for 6 seater dining table, dual aspect windows to front and side with glorious country views. Glazed patio doors to front, spot lights to ceiling.





## FIRST FLOOR

### Landing

17' 1" x 9' 2" (5.21m x 2.79m) with engineered oak flooring, double glazed window to front velux, spot lights.



### Lounge

12' 0" x 19' 3" (3.66m x 5.87m) with dual aspect windows to front and side making the most of the panoramic country views, engineered oak flooring, central heating radiator, modern log burning stove on a slate hearth, spot lights to

ceiling. Access hatch to loft.





### Front Bedroom 3

11' 0" x 13' 3" (3.35m x 4.04m) with dual aspect windows to front, again with country views, engineered oak flooring, central heating radiator, access hatch to Loft.



### Front Bedroom 4

12' 8" x 14' 8" (3.86m x 4.47m) with double glazed window to front, TV point, central heating radiator, Engineered oak flooring.



### Main Bathroom

12' 9" x 5' 5" (3.89m x 1.65m) 4 piece white suite comprising of a panelled bath with mixer tap, walk in shower unit with electric shower above, pedestal wash hand basin, low level flush w.c. spot lights to ceiling, extractor hood, stainless steel heated towel rail, stone effect tiled walls.



### Rear Master Bedroom 5

20' 0" x 12' 9" (6.10m x 3.89m) with dual aspect window to side and rear with lovely views over garden and adjoining fields. Engineered oak flooring, built in wardrobe units, hatch to Loft. Central heating radiator.



### En Suite

6' 2" x 6' 8" (1.88m x 2.03m) having a modern white suite comprising of a walk in shower unit with rainfall power shower above, pedestal wash hand basin, dual flush w.c. stainless steel heated towel rail. Tiled walls and tiled flooring, extractor fan.



### EXTERNALLY

#### STABLE BLOCK

Containing 4 stables viz :

Stable 1 - 14' x 12' with stable door to front.

Stable 2 - 12' x 14'4" with stable door to front.

Tack Room 12'6" x 8'5".

Stable 3 - 12'3" x 12' with stable door to front.

Stable 4 - 12'3" x 12' with stable door to front.

Also a lean to storage shed top the rear running the length of the stable block.



## Garden and Grounds

The property is set in generously proportioned garden and grounds which amount to an acre or so. The grounds are mostly laid to lawn with young trees, hedges and flowers. To the front is a gravelled driveway with 2 entrance points with parking and turning space for several cars.







## The Land

The land is split to 3 pasture paddocks, 2 of which are on the other side of a quiet c-class road. The land is slightly sloping and are productive being south facing. There is also 2 field shelters on the land.





## **MONEY LAUNDERING**

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.

## **TENURE**

The property is of Freehold Tenure.

## **Services**

We are advised that the property benefits from Mains Water and Electricity. Private Drainage to septic tank. Oil Fired Central Heating System.


Council Tax Band E.



### Directions

From Llandysul heading north on the A486 proceed on the town by pass through the first roundabout sign posted New Quay (pass Gwasg Gomer). Proceed into the village of Horeb. Take the 1st left hand crossroads along the A475, proceeding through the village of Penrhiwllan onto the settlement of Aberbanc, proceed down and back up the hill until you get to a cross road, take the right hand junction signposted Brongest, follow this road for approximately 0.5 miles and the property will be seen on the left hand side.

WHAT3WORDS - ///cherished.mildest.scan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>100</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

For further information or to arrange a viewing on this beautiful property, contact us:

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