

A highly appealing Gentleman's residence set in approximately 4 acres. Edge of Village of Llwynygroes, near Tregaron, West Wales



Bronhaul, Llwynygroes, Tregaron, Ceredigion. SY25 6QE.

£479,000

REF: A/5270/LD

*** A charming and substantial Gentleman's residence *** Spacious 4 bedroomed accommodation ***
Set in approximately 4 acres - Split into three well managed paddocks *** Centrally positioned within its
own land *** A stunning and private Beech tree lined drive

*** A fantastic range of outhouses - With garage, workshop, spraying booth, general purpose barn and
mobile home *** Perfectly suiting Equestrian pursuits - With stable range and three paddocks *** Breath
taking views over the surrounding Teifi Valley

*** A highly appealing and sought after country smallholding with convenience in mind *** Edge of
Village location and 5 miles from the Market Town of Tregaron



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LOCATION

Llwynygroes is a pretty scattered small rural Hamlet located in Mid Ceredigion, just 10 miles from the Cardigan Bay Coast at Aberaeron, 6 miles from the University Town of Lampeter and 5 miles from the Market Town of Tregaron. The University Town Coastal Resort and Administrative Centre of Aberystwyth is within easy commuting distance. The Village of Llangeitho lies within 2 miles offering a Village Shop, Junior School, Places of Worship and a Public House.

GENERAL DESCRIPTION

A significant Gentleman's residence set centrally within its own land of approximately 4 acres. The property itself offers comfortable 4 bedroomed accommodation with an open plan living and kitchen area. The property benefits from oil fired central heating via Rayburn Range and double glazing.

Externally it boasts a fantastic range of useful outhouses with a garage, workshop, stables, multi purpose open fronted barn and a mobile home.

The land is split into three well managed paddocks that surrounds the smallholding and would provide use for Equestrian pursuits, with its stable block, or for general Animal keeping.

The property is positioned on the outskirts of the Village but enjoys fantastic views over the Teifi Valley.

THE ACCOMMODATION

A property that is highly appealing and sought after. The accommodation at present offers more particularly the following.

LIVING ROOM

25' 9" x 14' 9" (7.85m x 4.50m). Being open plan, formerly being two separate Reception Rooms, now offering the perfect Family room. To one side offering a brick open fireplace housing a cast iron multi fuel stove, centrally a staircase to the first floor accommodation, and Oak flooring throughout.



FIREPLACE IN LIVING ROOM



OPEN PLAN LIVING AREA



OPEN PLAN LIVING AREA (SECOND IMAGE)**KITCHEN**

27' 1" x 8' 0" (8.26m x 2.44m). A light oak fitted Kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, 5 ring electric hob, eye level oven and grill, oil fired Rayburn Range running the hot water and heating systems throughout the property, tiled flooring, patio doors opening onto the rear patio area.

**KITCHEN (SECOND IMAGE)****KITCHEN (THIRD IMAGE)****REAR PASSAGE**

With a rear entrance store.

LAUNDRY/STORE ROOM

15' 0" x 10' 0" (4.57m x 3.05m). Split into two compartments with plumbing and space for automatic washing machine.

FIRST FLOOR**GALLERIED LANDING**

With access to the loft space, radiator, double door airing cupboard with hot water cylinder and immersion.



FRONT BEDROOM 2

15' 7" x 8' 9" (4.75m x 2.67m). With double aspect windows with fine views over the front paddock and Teifi Valley beyond, radiator, feature cast iron fireplace with Pine surround.



FRONT BEDROOM 4

6' 6" x 7' 4" (1.98m x 2.24m). With radiator.

FRONT BEDROOM 1

15' 6" x 9' 6" (4.72m x 2.90m). With double aspect windows with views of the side paddock, driveway and Teifi Valley, radiator.



REAR LANDING/OFFICE SPACE

Leading to

REAR BEDROOM 3

10' 9" x 7' 7" (3.28m x 2.31m). With radiator.

BATHROOM

Having a 4 piece suite comprising of a panelled bath, corner shower cubicle, low level flush w.c., pedestal wash hand basin, extractor fan, radiator.



EXTERNALLY

RANGE OF OUTBUILDINGS

Comprising of:-

WORKSHOP

30' 0" x 21' 0" (9.14m x 6.40m). Of steel framed construction with concrete flooring, electricity connected, fitted work bench, double entrance doors.



STABLES

20' 0" x 10' 8" (6.10m x 3.25m). With double entrance doors.

**ORIGINAL BRICK WORKSHOP**

15' 0" x 15' 0" (4.57m x 4.57m). With electricity connected.

GARAGE

33' 2" x 22' 9" (10.11m x 6.93m). With double access doors, separate w.c. and internal office space.

SECOND GARAGE

23' 0" x 15' 0" (7.01m x 4.57m). With double entrance doors, with separate electricity supply.

BARN

18' 7" x 12' 6" (5.66m x 3.81m). Of timber and steel construction.

**LARGE OPEN FRONTED HAY BARN**

37' 0" x 22' 0" (11.28m x 6.71m). Of timber construction.

**MOBILE HOME****TIMBER BUILT STABLE BLOCK**

Split into three stables and having direct field access.

GARDEN

To the rear of the property lies an enclosed formal garden area laid to lawn with a small fruit tree orchard, Chicken coup and greenhouse.



GARDEN (SECOND IMAGE)**PATIO AREA**

Enjoying access via a rear entrance and patio doors to a gravelled low maintenance patio area that leads onto the main mature garden.

**LAND**

In total the property extends to approximately 4 ACRES and the residence is centrally positioned within the land. The land is split into three well managed paddocks, having mature boundaries, and offers itself nicely for Equestrian or for general Animal keeping. Here lies a highly desirable and sought after smallholding in the beautiful West Wales countryside.

**LAND (SECOND IMAGE)****LAND (THIRD IMAGE)**

LAND (FOURTH IMAGE)



PARKING AND DRIVEWAY

A stunning Beech tree lined driveway that leads directly onto the property giving good access to the land and also the outbuildings.



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A highly desirable and sought after smallholding. Edge of Village position.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

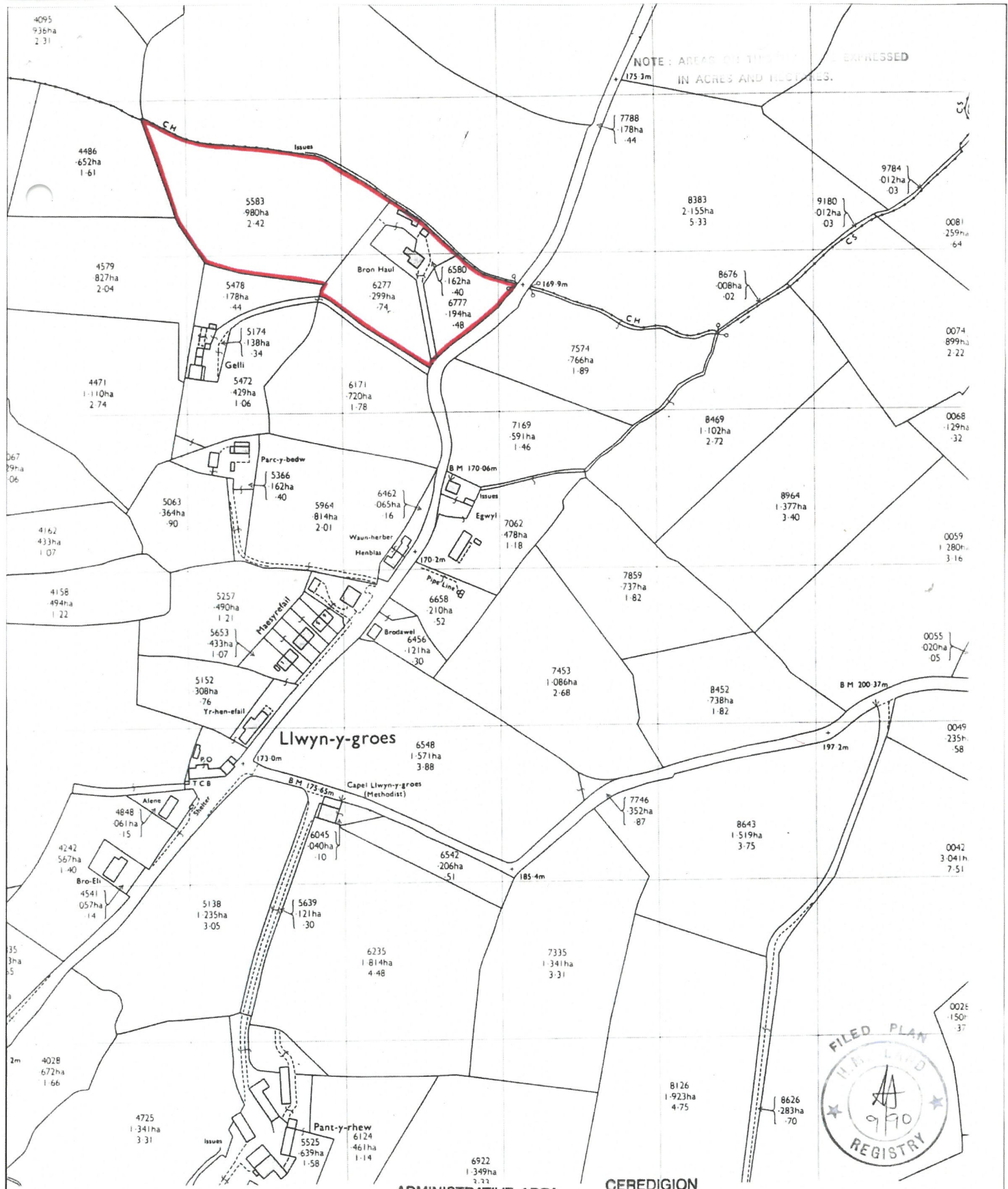
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'E'.

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.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating via a Rayburn Range, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

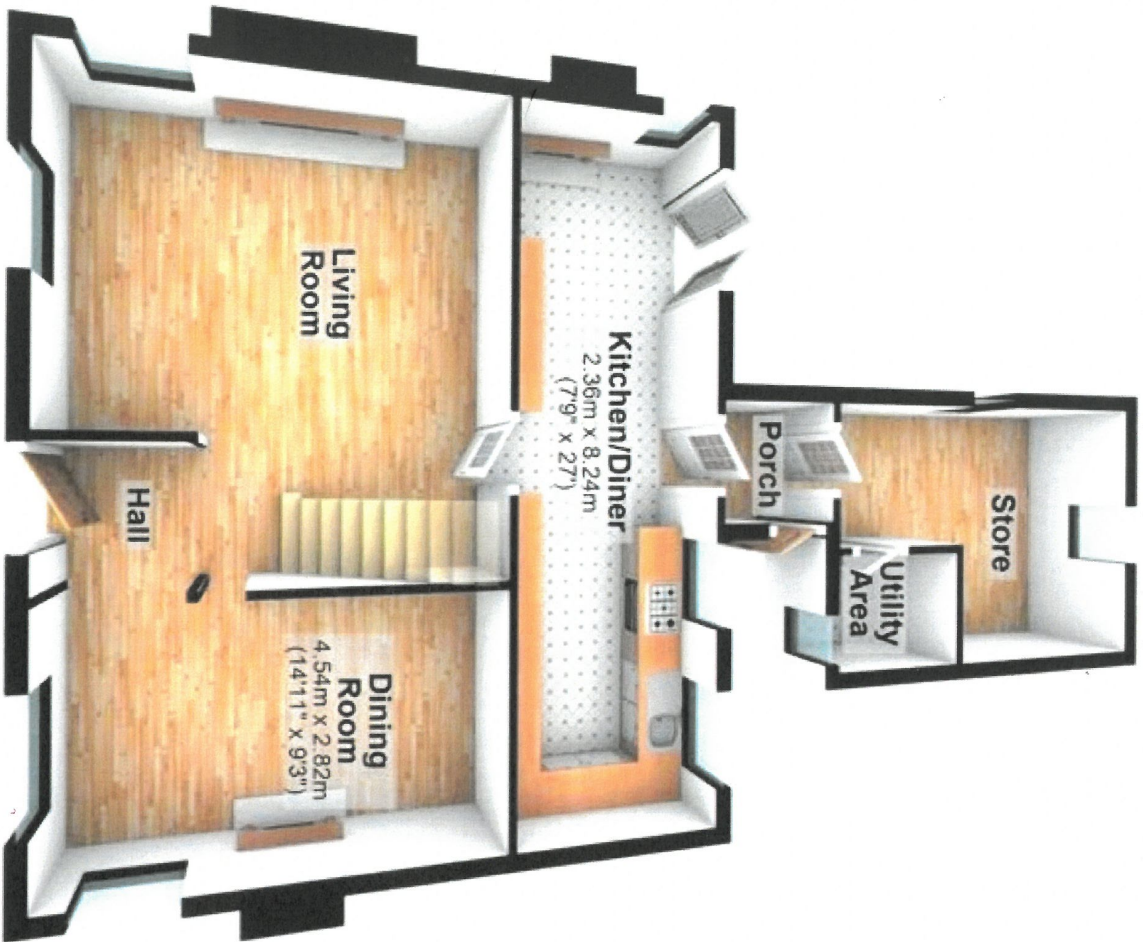


H.M. LAND REGISTRY		TITLE NUMBER WA552937		
ORDNANCE SURVEY PLAN REFERENCE	SN 5956	Scale 1/ 2500		
COUNTY DYFED	DISTRICT CEREDIGION	© Crown copyright		

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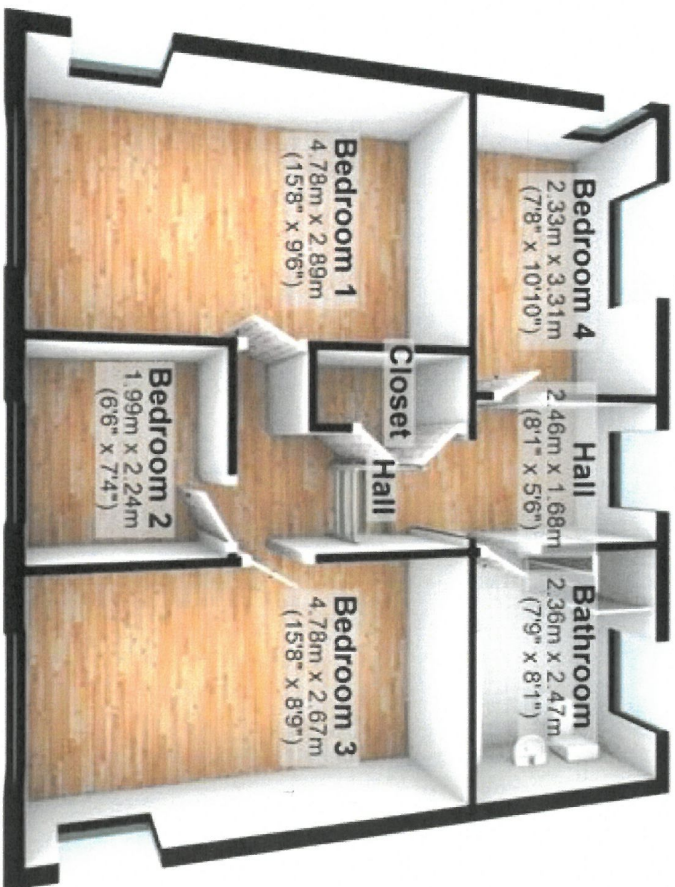
Ground Floor

Approx. 73.7 sq. metres (793.7 sq. feet)



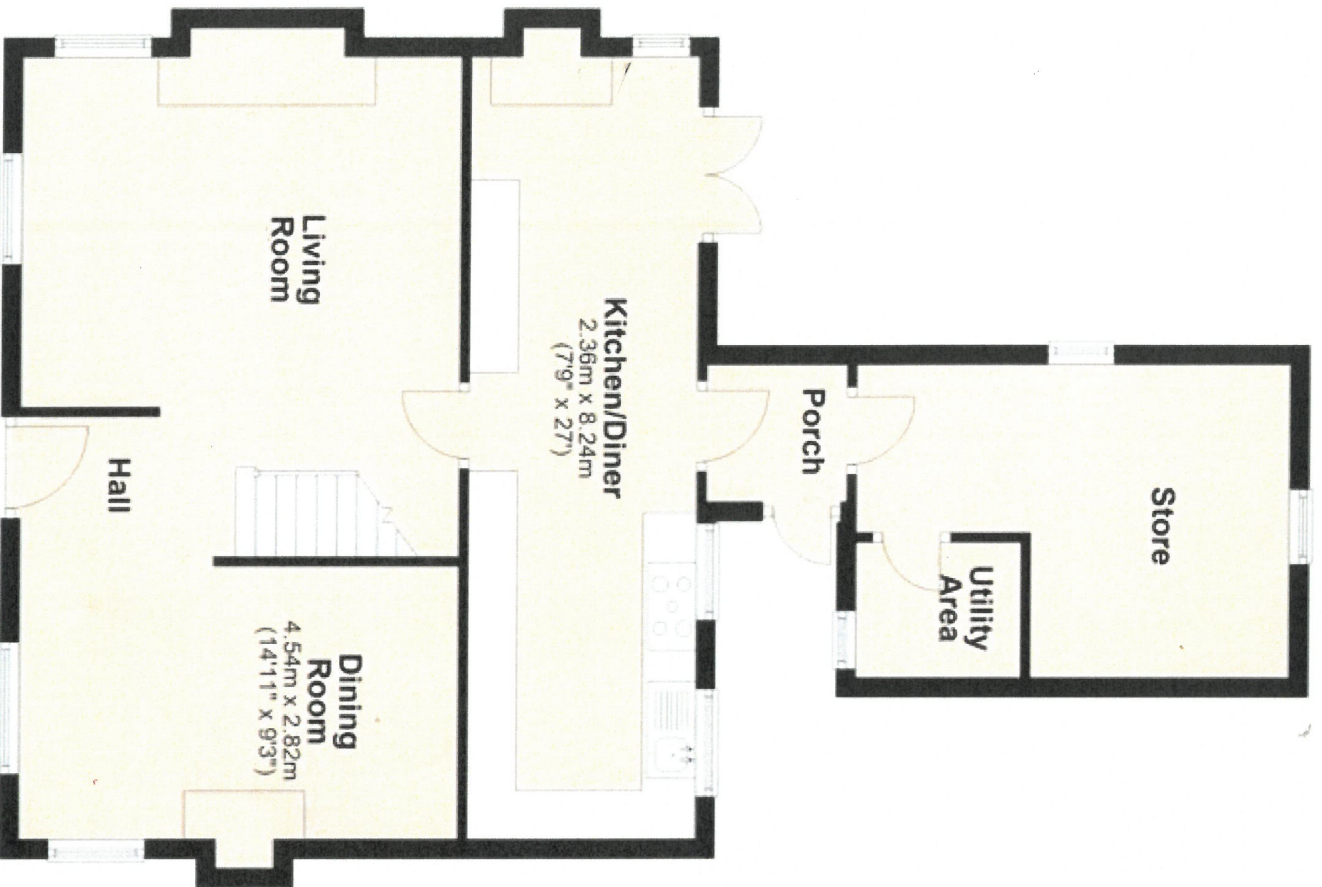
First Floor

Approx. 57.1 sq. metres (614.2 sq. feet)



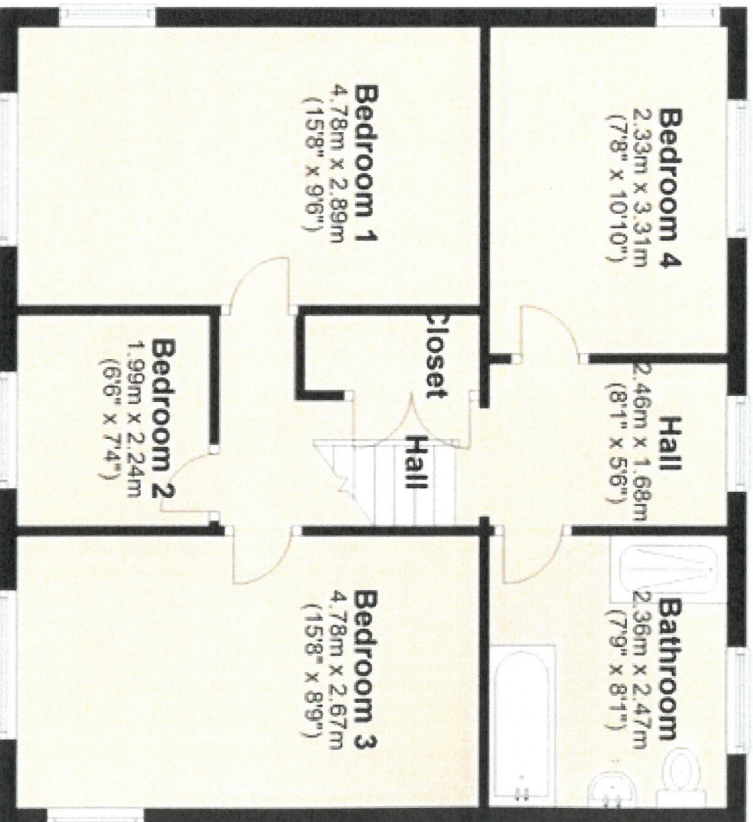
Ground Floor

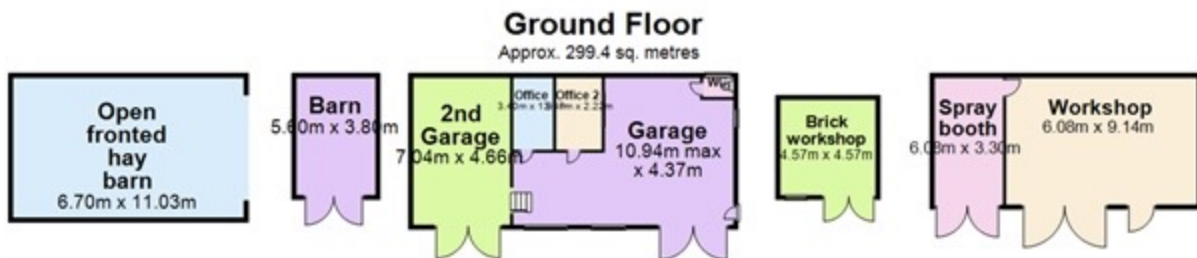
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First Floor

Approx. 57.1 sq. metres (614.2 sq. feet)





Total area: approx. 299.4 sq. metres

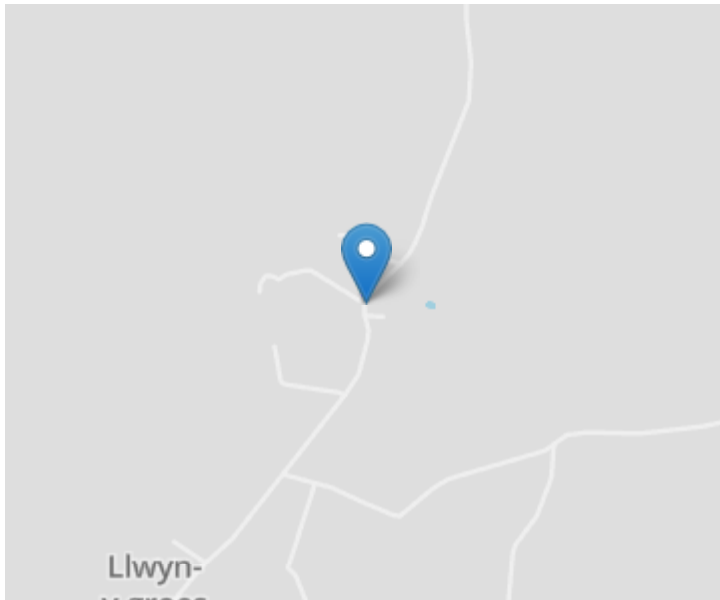
Directions


From Lampeter take the A485 towards Tregaron turning left at Silian bridge signposted Llwynygroes. Continue through the Village of Llwynygroes. Once reaching the Village proceed towards Llangeitho. The property will be found on leaving the Village where a private Beech tree lined driveway is found on your left hand side, with the property visible in the distance.

VIEWING: Proceedable Buyers only. Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

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

To keep up to date please visit our Website, Facebook and Instagram Pages



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

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

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