

Attractive 4.2 acre smallholding with 3 bed bungalow. Oakford near Aberaeron. West Wales.



Llettyr Cymro, Oakford, Llanarth, Ceredigion. SA47 0RS.

£465,000

A/5358/RD

** Attractive 3 bed bungalow ** Set within 4.2 acres ** Useful steel frame outbuilding ** Short walking distance to village amenities ** 5 minutes drive to Aberaeron ** In need of refurbishment and modernisation ** Set within large commodious plot with useful double garage ** Separate outbuildings ** Wonderful countryside outlook ** A potential gem along the Cardigan Bay coastline **

The bungalow is situated within a cluster of properties between the village of Oakford and the larger village of Llwynycelyn which offers a village shop and post office, petrol station, active community hall, places of worship and good public transport connectivity. The Georgian harbour town of Aberaeron with a wider range of local amenities is some 4 miles away boasting local primary and secondary schools, community health centre, traditional high street offerings, local cafes, bars and restaurants. The property lies equidistant 30 minutes drive from the larger centres of Aberystwyth, Lampeter and Cardigan.



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GENERAL

The property sits on the edge of a small cluster of properties with the main house being set back from the road and overlooking the adjoining agricultural land to the rear.

The property comprises of a 3 bedroom bungalow which is in need of refurbishment which is set within a large plot with detached garage, former stables and access to 4.2 acre parcel of land to the rear with a useful steel frame outbuilding to the side.

The property is in need of sympathetic modernisation and refurbishment.

The property presents a great opportunity to improve an attractive smallholding and could be an ideal gem along the Cardigan Bay coastline.

MAIN HOUSE

Entrance Porch



4' 6" x 10' 5" (1.37m x 3.17m) accessed via glass panel door with window to front, radiator, tiled flooring.

Entrance Hallway



25' 0" x 33' 3" (7.62m x 10.13m) being 'L' shaped and accessed via glass panel door, radiator, access to Loft.

Lounge



15' 2" x 15' 8" (4.62m x 4.78m) (max.) being 'L' shaped, solid fuel fire with tiled surround and hearth, window to front, radiator, TV point, multiple sockets, connecting sliding door into:



Sun Lounge



10' 2" x 7' 9" (3.10m x 2.36m) with windows to all sides, radiator, front glass door to garden

Kitchen

9' 6" x 10' 8" (2.90m x 3.25m) with a range of oak effect base and wall units, sink and drainer with mixer tap, radiator, electric oven and ceramic hobs with extractor over, side window.



Rear Conservatory/Utility Room



8' 2" x 15' 4" (2.49m x 4.67m) housing a Worcester oil boiler, washing machine connection point, stainless steel sink and drainer, windows to all sides, glass door to side garden, tiled flooring, Perspex roof.

Bathroom

6' 9" x 8' 8" (2.06m x 2.64m) with walk-in 1600mm shower, WC, single wash hand basin, tiled flooring, rear window, airing cupboard, fully tiled walls.



Front Bedroom 1



12' 5" x 10' 2" (3.78m x 3.10m) double bedroom, window to front, radiator, multiple sockets.

Rear Bedroom 2



7' 2" x 12' 4" (2.18m x 3.76m) double bedroom, window to rear, radiator, multiple sockets.

Front Bedroom 3

11' 7" x 11' 9" (3.53m x 3.58m) double bedroom, dual aspect windows to front and side, fitted wardrobes, access to loft, multiple sockets, radiator.



EXTERNAL

To Front



the property is approached from the adjoining country road onto a tarmacadam driveway and forecourt with 1 area laid to lawn and the side area providing:

Block Built Garage



15' 2" x 28' 0" (4.62m x 8.53m) with electric up and over door, multiple sockets, front window, cavity block construction with concrete base, stone clad elevations.

Former Stables

currently in a precarious condition with no roof or doors to front and probably in need of demolition.

To Rear



Garden laid to lawn being south facing and enjoying a wonderful aspect over the adjoining fields, 2 x separate gates into the outbuilding and land.



THE LAND



The land extends to some 4.2 acres of grazing land bound by mature trees, hedgerows and stockproof fencing to all sides having a gentle slope in a northerly direction.



OUTBUILDING

Measuring some 60' x 60' of steel frame construction with box profile cladding, double door entrance to front, side area open fronted and currently used for storage with side lean-to also being used for storage and benefiting from open access to the adjoining fields.

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





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.

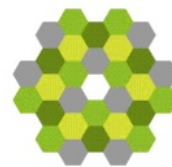
Services

The property benefits from mains electricity and water, private drainage. Oil fired central heating.

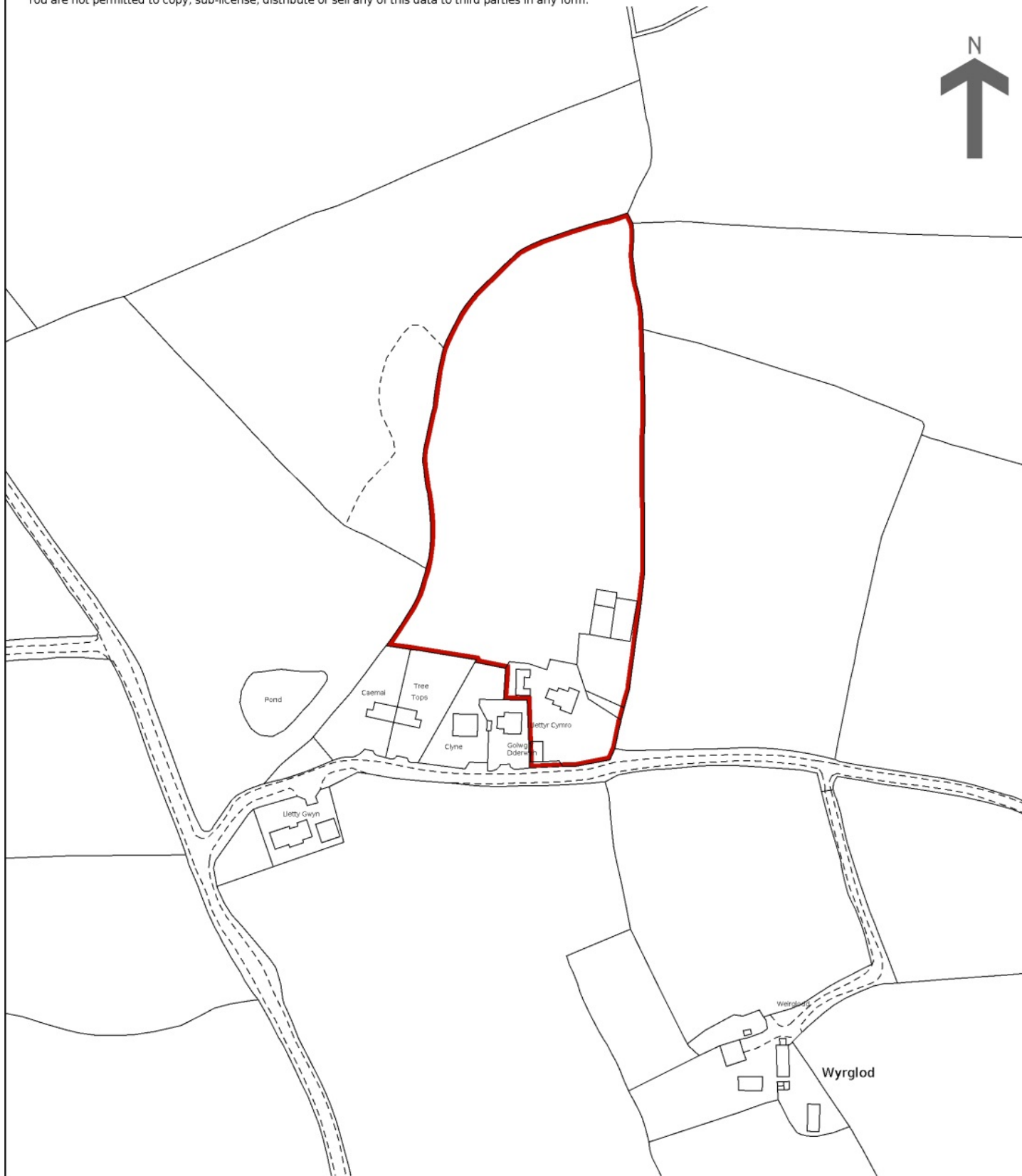
Tenure - Freehold.

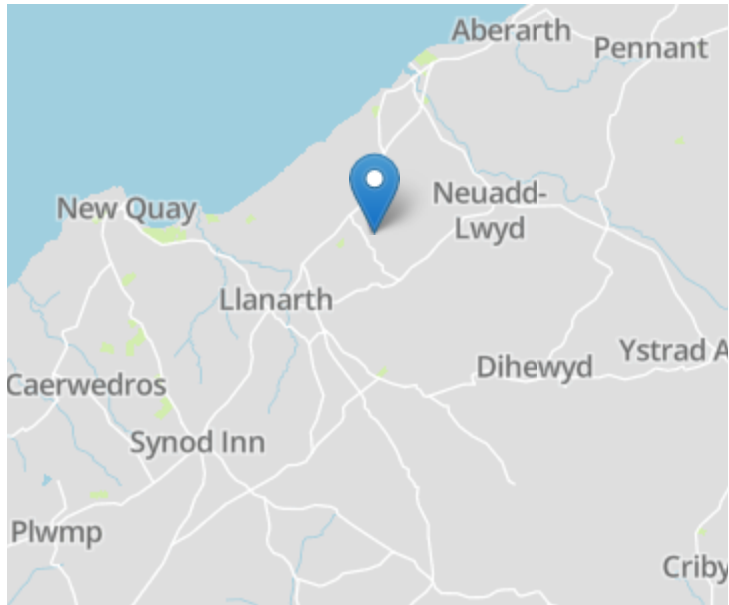
Council tax band E.





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Directions

From Aberaeron head south on the A487 travelling through the villages of Ffos y Ffin and into Llwyncelyn. On exiting Llwyncelyn passing the petrol station on your right hand side, take the immediate left hand turning on the crossroads signposted Oakford. Continue along this road heading out to the village of Llwyncelyn and having past the new housing estate on your right hand side continue for a further 200 yards taking the next left hand turning. Proceed for a further 500 yards and the property is the last but one bungalow on the left 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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