

A charming and delightfully positioned country smallholding of approximately 20 acres. Near Tregaron, West Wales



Pontbregarreg, Llangeitho, Tregaron, Ceredigion. SY25 6TY.

£675,000

REF: A/5286/LD

*** A character smallholding *** Delightfully positioned with approximately 20 acres *** 3 bedroomed traditional residence being well presented

*** Range of traditional outbuildings *** Former Smithy - Offering conversion opportunity (subject to consent) *** Young native woodland area with recently created lake *** The remaining land is split into eight enclosures with good pasture/hay paddocks *** Mature hedge rows with good roadside access points *** Lovingly maintained and mature gardens with various patio and outdoor entertaining areas *** Useful general store and yard area *** Mobile home with electricity connected

*** Fine rural position close to the nearby Market Town of Lampeter and Tregaron lying within the stunning West Wales countryside *** A property with great potential and would provide the most perfect country smallholding



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

The property is well situated on the outskirts of the popular Aeron Valley Village of Llangeitho which provides a good range of local amenities including Primary School, Village Shop and Café, Public House and Places of Worship. Llangeitho itself lies some 3 miles distance from the Teifi Valley Market Town of Tregaron offering a wider range of everyday facilities, some 8 miles distance from the University and Market Town of Lampeter, also being within easy travelling distance to Aberaeron, to the West, and the Employment Centre of Aberystwyth, to the North. The subject property enjoys a semi rural yet convenient position.

GENERAL DESCRIPTION



Pontbregarreg dates back to 1876. The property is of traditional stone and slate construction and benefits from 3 double bedroomed accommodation along with ample ground floor accommodation. The property is in good order and offers high appeal.

Externally it enjoys a mature and landscaped garden with a wealth of ornamental and native tree species along with the welcome addition of a detached former Smithy that could offer itself nicely as conversion development opportunity and a range of useful outbuildings.

The property in al extends to around 20 acres or thereabouts of mixed use land with good pasture, various wooded areas and pond. The land is split to either side of the crossroads but all being well fenced, gated and in convenient and well managed enclosures.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Having access via a half glazed front entrance door, quarry tiled flooring.

LIVING ROOM

14'8" x 13'6", with an open brick fireplace housing the cast iron multi fuel stove, Red quarry tiled flooring.



DINING ROOM

14'4" x 8'4", with a Royal Rayburn Range running the hot water and heating systems, quarry tiled flooring.



KITCHEN

24'4" x 7', a fitted kitchen with a range of floor units with work surfaces over, stainless steel sink and drainer unit, 4 ring gas hob, space and plumbing for automatic dishwasher, radiator, understairs storage cupboard, quarry tiled flooring.



REAR HALLWAY

With rear entrance door.

FIRST FLOOR

LANDING

With access to the loft space, radiator.



FRONT BEDROOM 1

11' x 7'5", with large airing cupboard housing the hot water cylinder.

**FRONT BEDROOM 2**

11'2" x 6'8", with radiator, interconnecting door to Bedroom 3.

**REAR BEDROOM 3**

10'5" x 14'11", with radiator.

**BATHROOM**

Newly refurbished with part tiled walls, panelled bath, low level flush w.c., vanity unit with wash hand basin.

**BATHROOM (SECOND IMAGE)****EXTERNALLY****RANGE OF OUTBUILDINGS**

Comprising of

FORMER SMITHY (BARN)

26'7" x 15'7", formerly having Planning Permission for conversion and would provide great potential. Offering great opportunity for conversion with it also being adjacent to the property and having its own rear yard area (subject to the necessary consents being granted),



LEAN-TO ADJOINING GARAGE



6 BERTH MOBILE HOME



OPEN FRONTED STORAGE BARN

23'7" x 16'2", recently completed and of good standard.



GARDEN

To the rear of the property lies a mature and landscaped rear garden having a wealth of ornamental and native tree species and various shrubbery. The garden is private and being well maintained by the current Owners and benefits from a GREENHOUSE.

LAND

In all the land extends to approximately 20 ACRES or thereabouts and is split into eight good sized pasture/hay paddocks. The paddocks enjoy mature hedgerow and tree boundary with good gated access points. We are informed that the paddocks have offered good haylage throughout the previous years. There also lies a rough grazing paddock which provides a haven for the local Wildlife.



LAND (SECOND IMAGE)



LAND (FIFTH IMAGE)



LAND (THIRD IMAGE)



LAND (SIXTH IMAGE)



LAND (FOURTH IMAGE)



ROUGH GRAZING PADDOCK



YOUNG NATIVE WOODLAND AREA

Recently being planted with Conifers, Larch and native species.



LAKE

Well designed with central island an abundance of natural shrubbery and plants that surround with steps leading up to a vista point.



LAKE (SECOND IMAGE)



POPLAR WOODLAND



AGENT'S COMMENTS

A highly appealing country residence offering mixed use land with pockets of wildlife, woodland and good hay/pasture paddocks.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

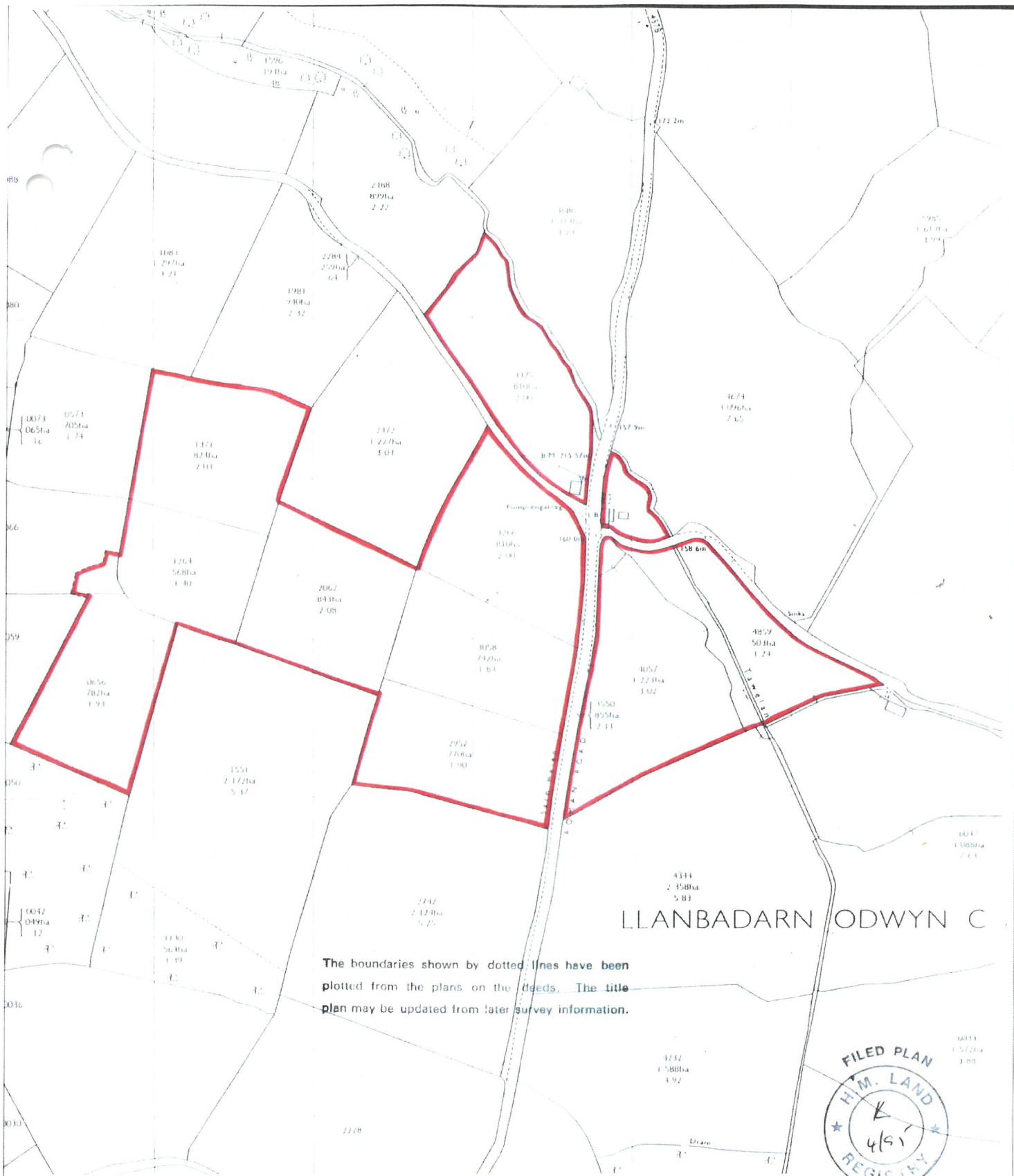
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'D'.

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, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.

LLANBADARN ODWYN C

ADMINISTRATIVE AREA

CEREDIGION
SIR CEREDIGION

H.M. LAND REGISTRY		TITLE NUMBER	
		WA 744350	
ORDNANCE SURVEY PLAN REFERENCE	SN6461	Scale 1: 2500	
COUNTY DYFED		DISTRICT CEREDIGION	
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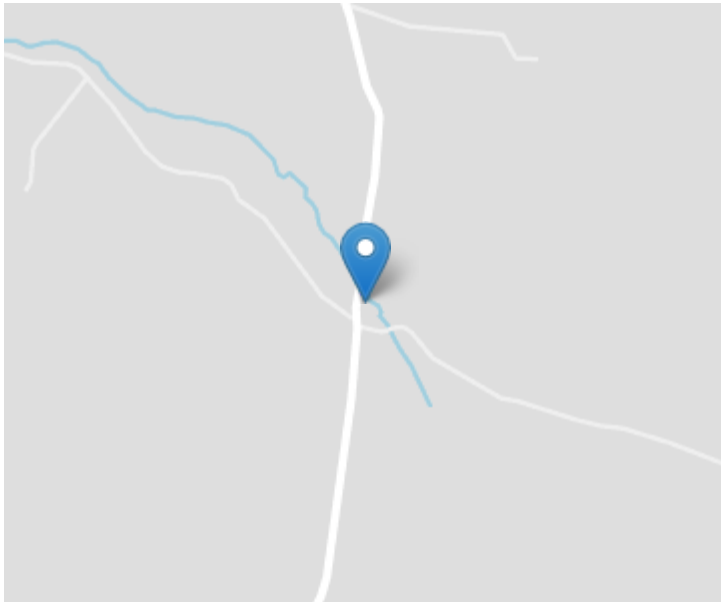
Directions


From Lampeter take the A485 North towards Tregaron. Proceed through the Village of Llangybi and through Olmarch crossroads. Continue to Llanio and turn left onto the B4578 to Stags Head. Once reaching Stags Head proceed straight across the main crossroads by the Garage. Continue on this road for a further 2 miles. After 2 miles Pontbregarreg will be located thereafter on your left hand side, as identified by the Agents 'For Sale' board.

VIEWING: 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'.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	15	
<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 :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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