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RICS



Since 1989

A charming and delightful 5.7 acre smallholding with a 3 bedroomed bungalow, detached garage, garden, lake and stable/lambing shed. Near Lampeter, West Wales



Dwynant, Pentrebach, Lampeter, Ceredigion. SA48 7JR.

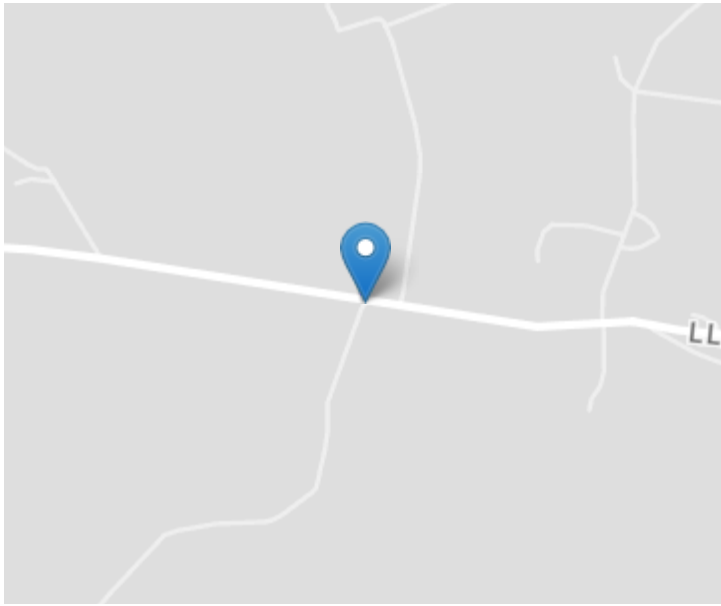
REF: A/5228/LD

£450,000

*** A charming and delightful 5.7 acre smallholding *** 3 bedroomed detached bungalow with a conservatory *** In reasonably good order *** LPG fired central heating and UPVC double glazing

*** Nicely set back with a tarmacadamed and gravelled driveway *** Extensive parking area *** Double detached garage *** Front lawned garden area *** Side patio and pergola area *** 5.7 acres split into two well managed and fenced paddocks *** Large Trout Fishing Lake *** Stable/Lambing shed

*** Located just off the A475 Lampeter to Newcastle Emlyn roadway *** Enjoying fine views over the River Teifi *** 2 miles from the University Town of Lampeter *** Early viewing highly recommended - Contact us today



LOCATION

The property enjoys a delightful position with fine views over the Teifi Valley. It is located only 2 miles West from the University Town of Lampeter in the heart of the Teifi Valley in a rural location beside the A475 Lampeter to Newcastle Emlyn roadway. The property is easily accessible yet enjoying great privacy.

GENERAL DESCRIPTION

The subject property is a charming and delightful smallholding of approximately 5.7 acres. The property is located just off the A475 Lampeter to Newcastle Emlyn roadway. It is set nicely back with a tarmacaded and gravelled driveway leading to an extensive parking area with good access to the detached bungalow residence and the double garage.

The residence is in reasonably good order and offers 3 bedroomed accommodation with the welcome addition of a conservatory. It also benefits from LPG fired central heating and UPVC double glazing.

The double garage is detached with electric up and over doors and offers good storage or use as a workshop.

The land surrounds the property and is mostly located to the rear and is split into two well managed and fenced paddocks. In the rear paddock also lies a large Trout Fishing Lake.

As a whole a highly desirable property in a stunning rural position with magnificent grounds.

THE ACCOMMODATION

The property in particular offers the following.

COVERED ENTRANCE PORCHWAY

Leading to

RECEPTION HALL

With UPVC entrance door with side glazed panel.



LIVING ROOM

16' 5" x 13' 7" (5.00m x 4.14m). With sliding patio doors to the front garden area, feature stone fireplace with built-in entertainment unit housing the LPG gas fire, radiator.



LIVING ROOM (SECOND IMAGE)**OPEN PLAN KITCHEN/DINER**

25' 0" x 14' 3" (7.62m x 4.34m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, Belfast sink with mixer tap, Aga LPG Range, 2 ring electric hob with extractor hood over, integrated dishwasher and fridge/freezer, two windows to the rear enjoying views over the land, two radiators.

**KITCHEN (SECOND IMAGE)****DINING AREA****UTILITY ROOM**

16' 3" x 8' 5" (4.95m x 2.57m). Being 'L' shaped, 16'3" x 8'5", with plumbing and space for automatic washing machine, rear entrance door, a range of pantry cupboards, tiled flooring.

**SEPARATE W.C.**

With low level flush w.c., Belfast sink, tiled flooring.

CONSERVATORY

13' 0" x 11' 0" (3.96m x 3.35m). Of UPVC construction, radiator.



INNER HALLWAY

With access to the loft space.

BEDROOM 1

13' 7" x 10' 6" (4.14m x 3.20m). With radiator, enjoying views over the front garden and the Teifi Valley.



BEDROOM 2

12' 7" x 10' 5" (3.84m x 3.17m). With radiator, wall to wall mirrored wardrobes, fine views to the front enjoying views over the Teifi Valley.



BEDROOM 3

15' 7" x 10' 7" (4.75m x 3.23m). Being 'L' shaped, 15'7" x 10'7", with radiator, views over the rear paddock.



BATHROOM

Being fully tiled walls, having a modern 4 piece suite with a panelled bath with mixer tap, corner shower cubicle, enclosed w.c. with vanity cupboards, separate vanity unit with a wash hand basin and mixer tap, extractor fan, radiator.



EXTERNALLY

DETACHED GARAGE

23' 0" x 19' 8" (7.01m x 5.99m). With two electric up and over doors, side service door, fitted work bench.



GARAGE (INTERNAL IMAGE)



GARDEN

The garden is located mostly to the front of the property and is well maintained and lies mostly to level lawn with a shrub island creating fantastic colour all year round. The garden is private with mature hedge boundaries and is easily accessible from the main residence.

To the side of the property lies a patio and pergola area with access onto the land.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



THE LAND

The land in total extends to approximately 5.7 ACRES and is split into two well managed paddocks. The paddocks enjoy mature hedge boundaries, are well fenced, and have roadside access.





LAKE

Situated within the rear paddock lies a large Trout Fishing Lake, in recent times being overgrown, but offering great conservation appeal.



LAKE (SECOND IMAGE)



STABLE/LAMBING SHED



PARKING AND DRIVEWAY

The property enjoys two access points, one for the main residence, and the other for the land, with ample parking and turning space.



REAR OF PROPERTY



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 - '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, LPG fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations.


Directions

From Lampeter take the A475 Newcastle Emlyn road towards the Village of Llanwnnen. Proceed for approximately 2.3 miles. Before reaching Pentrebach Filling Station the property will be found set back off the road on your right 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'.

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		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Ground Floor

Approx. 151.8 sq. metres (1633.8 sq. feet)



Total area: approx. 151.8 sq. metres (1633.8 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.