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RURAL SMALLHOLDING ! Spacious 4 Bedroom Bungalow. Set within 1.3 acres. Outstanding countryside views. Abermeurig. Near Aberaeron/Lampeter. West Wales.



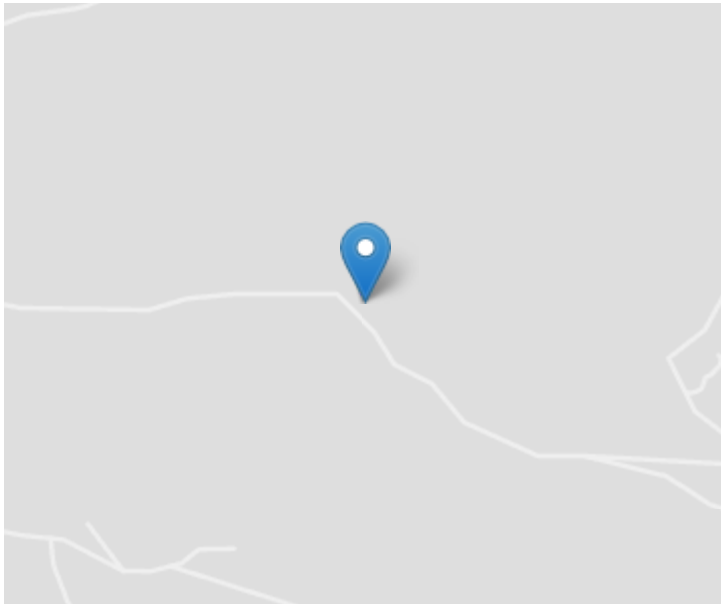
Llygad Yr Haul, Abermeurig, Lampeter, Ceredigion. SA48 8PH.

A/5066/RD

£430,000

**** A spacious 4 Bedroom Bungalow ** Set in 1.3 acres (approx) ** Elevated position enjoying countryside views ** Peaceful and tranquil setting ** Useful 45' x 20' outbuilding ** Modern decoration ** Ideal for those seeking a peaceful rural retreat ** Close to Cardigan Bay coastline but enjoying a countryside lifestyle ** Recent Certificate of Lawfulness for non-compliance with Occupancy Restriction****

The property is situated on the fringes of the rural village of Abermeurig being close to the larger village of Felinfach which boasts a popular local primary school, village shop and post office, petrol station, mini supermarket, agricultural merchants, community public house and excellent public transport connectivity. The university town of Lampeter and the Georgian Harbour town of Aberaeron are equidistant 15-20 minutes drive from the property offering a wider range of local services and amenities including doctors surgery, supermarkets, local cafes, bars and restaurants.



GENERAL

A large, spacious country property enjoying an elevated position and an outstanding aspect over the adjoining countryside.

The property provides 4 large Bedrooms and spacious living accommodation with ample parking for 5+ vehicles over a gravelled forecourt which leads on to a side yard area with 20' x 45' steel frame outbuilding and a gently sloping 0.6 acre paddock to the side. All in all the property is set within some 1.3 acres (approx).

NB. Please note that the occupation of the property is subject to an agricultural occupancy restriction which states 'the occupation of the dwelling should be limited to a person solely or mainly employed, or last employed, in the locality of agriculture as defined in Section 290 (1) of the town and country planning act 1971, or in Forestry (including any dependents of such person residing with him), or a widow or widower of such a person.

A planning application for a certificate of lawful occupation for non-compliance is now approved, which should allow wider occupation.

Entrance Hallway



4' 4" x 19' 2" (1.32m x 5.84m) A light and inviting 'L' shaped Hallway accessed via timber door with fan light over and side glass panel, timber flooring, radiator, multiple sockets, airing cupboard and side storage cupboard.

Front Bedroom 1

9' 6" x 7' 8" (2.90m x 2.34m) Double Bedroom, window to front enjoying countryside views, multiple sockets, radiator.



Front Bedroom 2

8' 1" x 13' 1" (2.46m x 3.99m) Double Bedroom, dual aspect windows to front and side with countryside views, multiple sockets, radiator.



Side Walk-In Wardrobe

2' 9" x 9' 7" (0.84m x 2.92m)

Front Bedroom 3

11' 1" x 12' 8" (3.38m x 3.86m) Double Bedroom, side window, radiator, multiple sockets, spotlights to ceiling.

Family Bathroom

11' 7" x 6' 5" (3.53m x 1.96m) High quality modern white bathroom suite including freestanding roll top bath, walk in shower with side glass panel, WC, single wash hand basin on vanity unit, heated towel rail, rear window, half tiled walls and tiled flooring.





Lounge

15' 6" x 19' 6" (4.72m x 5.94m) A spacious family living room with large window to front enjoying countryside views, Jetul log burner on slate hearth, 2 x radiator, wall lights, connecting door into:



Kitchen/Dining Room

12' 6" x 21' 5" (3.81m x 6.53m) with a modern range of painted grey base and wall units with wood effect worktop, Russell Hobbs oven with Candy Induction hobs with extractor over, ceramic sink and drainer with mixer tap, tiled splashback, tiled flooring, breakfast bar, windows to front enjoying countryside views.

Dining area with timber flooring, space for 6+ persons dining table, window to front and side, sliding patio doors, 2 x radiator, multiple sockets.





Utility Room

8' 9" x 11' 8" (2.67m x 3.56m) Accessed from the Kitchen with a range of oak effect base units, stainless steel sink and drainer with mixer tap, washing machine connection, rear window and door to Garden, side WC and connecting door to Entrance Hallway, radiator.



Bedroom 4

17' 2" x 11' 6" (5.23m x 3.51m) Recently redecorated providing Double Bedroom with side patio door and rear window, multiple sockets, radiator.



Side Walk-In Wardrobe

6' 4" x 3' 7" (1.93m x 1.09m)

EXTERNALLY



The property is approached from the adjoining quiet country lane via gravelled track to an elevated plot with side patio area providing space for hot tub and garden furniture, side footpath leading to a lawned garden area. Along the front of the property is a continued gravel parking space and track leading onto the extended garden area currently with play equipment and onto the:

Outbuilding

20' 0" x 4' 5" (6.10m x 1.35m) Steel frame construction with



base and box profile sheeting to sides and under tiled roof, gravel base and water connection.



THE LAND

To the side of the steel outbuilding is gently sloping 0.6 acre paddock offering potential for a grazing or indeed diversification change of use for leisure purposes (stc).



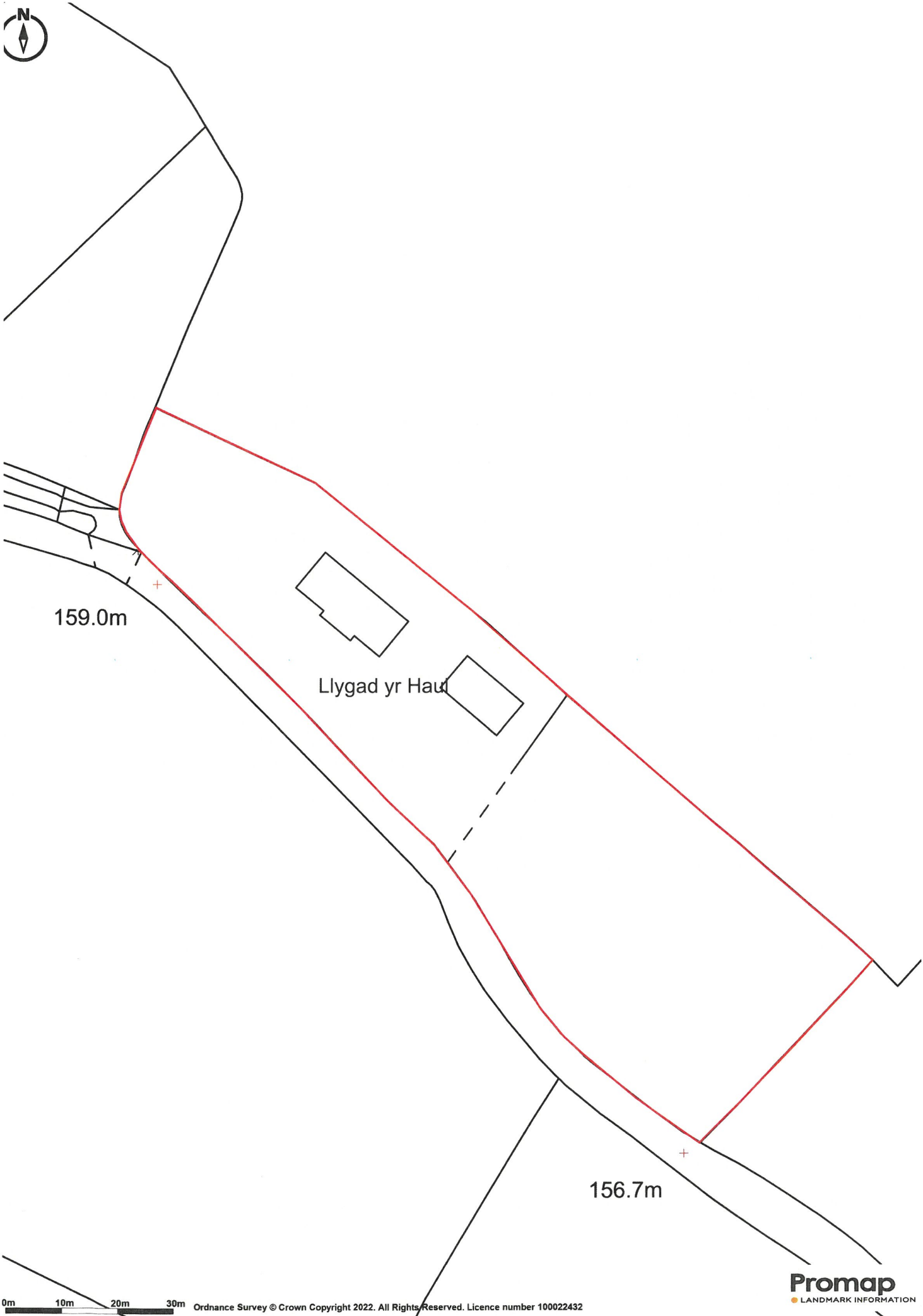
Services

We are advised the property benefits from mains water and electricity. Oil central heating. Private drainage.

Council Tax Band E £1,654.

Directions

From Felinfach heading south on the A482 bear left onto the B4342 Talsarn road alongside the primary school and continue along this road for approximately ½ mile until you reach a fork in the junction. Take the left hand turning and after some 10 yards taking the immediate right hand turning and continue along this country lane until you reach a crossroads after some 500 yards. Turn right after some 20 yards bare left along this country lane rising for another 500 yards and the entrance to Llygad yr Haul is located immediately on your left hand side.



159.0m

Llygad yr Haut

156.7m



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