*A delightfully positioned country smallholding of approximately 26 acres. Talsarn, near Lampeter, West Wales*

## Gwarallt Bungalow, Talsarn, Lampeter, Ceredigion. SA48 8RA.

**REF: A/4532/LD**

**£375,000**

*** A convenient and delightfully positioned country smallholding - In all approximately 26 acres *** 3 bedroomed detached bungalow *** UPVC double glazing, wood burner/boiler central heating and privately owned solar panels *** Please note that the property is subject to an Agricultural Restriction

*** Attractive formal cottage garden and poly tunnel and aviary *** Static caravan - For overflow accommodation (Sleeps up to 6 People) *** Approximately 26 acres of well pastured South facing land *** Split into three paddocks, well fenced, gated and roadside access *** Various outbuildings with cubicle shed and Animal store

*** Conveniently located just off the main B4337 *** Stunning and breathtaking views over the Aeron Valley and beyond *** A great opportunity to acquire a well managed smallholding

## LOCATION

Talsarn lies in the heart of the Aeron Valley, within 6 miles of the West Wales Harbour Town of Aberaeron and equidistant to the University Town and Market Town of Lampeter. Aberaeron lies on the Cardigan Bay Coast. Aberystwyth, Cardigan and Carmarthen are within easy commuting distances.

## GENERAL DESCRIPTION

Gwarallt Bungalow is a delightful and well positioned country smallholding located in the upper reaches of the Aeron Valley, equidistant from the University Town of Lampeter and the Georgian and Harbour Town of Aberaeron.

The property itself benefits from 3 bedrooms, wood burner central heating and recently fitted UPVC double glazing throughout. With efficiency in mind the property provides privately owned solar panels running the electricity.

The land that surrounds the property extends to approximately 26 acres, conveniently split into three manageable paddocks, being South West facing, being well fenced, and having gated entry points and roadside access.

The property as a whole enjoys breathtaking views over the Aeron Valley. A residential smallholding with great potential. The accommodation at present offers the following:-

## THE ACCOMMODATION

### DAY ROOM

20' 0" x 9' 0" (6.10m x 2.74m). With two radiators, patio doors to the front parking area, UPVC doorway to the rear garden, tiled flooring, plumbing and space for automatic washing machine, tumble dryer and dishwasher, solar panels control unit, strip lighting and T.V point.

### KITCHEN

12' 4" x 9' 3" (3.76m x 2.82m). A fitted solid Pine kitchen (locally crafted in Llanrhystud) incorporating wall and floor units, stainless steel single drainer sink unit with mixer tap, Belling LPG gas Range with 7 burner double oven and grill, tiled flooring, space for upright fridge/freezer, Kitchen maid airer.

### HALLWAY

With radiator, airing cupboard housing the hot water cylinder and immersion heater, access to insulated loft space.

### BEDROOM 1

10' 2" x 9' 9" (3.10m x 2.97m). With radiator, views over the rear fields.

## BATHROOM

A modern 3 piece suite comprising of a low level flush w.c., corner wash hand basin, shower cubicle with Mira mains fed shower, radiator, fully tiled walls, extractor fan.

## BEDROOM 2

9' 0" x 9' 0" (2.74m x 2.74m). With radiator, views over the rear fields.

## BEDROOM 3

8' 1" x 8' 9" (2.46m x 2.67m). With radiator, views over the rear fields.

## STORE ROOM

Formerly the Entrance Porch. With UPVC half glazed doorway, provisions for radiator.

## LIVING ROOM

19' 4" x 12' 6" (5.89m x 3.81m). A spacious 'L' shaped living area with open brick fireplace with Pine surround with a large steel wood fuel stove/boiler on a slate hearth, provisions for one radiator, patio doors to the side garden area, T.V. point.

## LIVING ROOM (SECOND ANGLE)

# EXTERNALLY

## FORMAL GARDEN AREA

A particular feature of this residential smallholding is its enclosed formal garden area, being laid to lawn, with a variety of soft fruit trees, shrubbery and a range of flower beds. The garden itself also benefits:-

## GARDEN

## ORCHARD - SMALL PADDOCK

## AVIARY

25' 0" x 10' 0" (7.62m x 3.05m).

## POLY TUNNEL

20' 0" x 8' 0" (6.10m x 2.44m).

## STATIC CARAVAN

Currently utilised as overflow accommodation and consists of 1 double bedroom, 1 twin room, living room with pull out bed, kitchen and bathroom.

SERVICES: LPG for cooking, hot water and central heating, private drainage.

## CONTAINER UNITS

Currently utilised as a storage facility.

## LOG STORE AND CONTAINER UNITS

## LEAN-TO LOG STORE

## THE LAND

The land extends to approximately 26 acres or thereabouts is currently split into three paddocks.

## LOWER PADDOCKS

Located adjacent to the property with one large paddock divided by a water course. The land provides ample shelter, being well fenced, and having two gated entrances, all of which being South West facing.

## TRADITIONAL CUBICLE BARN

## BLUEBELL WOODS

Located at the bottom end of the lower paddock.

## TOP PADDOCKS

Surrounding the rear of the property, being split into two manageable paddocks, with access via the yard area, and having beneficial roadside access points. The land is well fenced and managed and enjoys breathtaking views over the Aeron Valley with its South West facing location. All paddock benefit from a private water supply and being well Stock fenced. The paddocks also benefit from:-

## TOP PADDOCK 1

## TOP PADDOCK 2

## TOP PADDOCK 3

## BLOCK BUILT ANIMAL SHELTER

With concrete yard area, previously utilised as a Lambing shed, Pig shed, with Calf pens.

## FURTHER OUTBUILDING RANGE

In need of restoration.

## PARKING AND DRIVEWAY

Gated gravelled driveway with ample parking for numerous vehicles and gaining access to the land and the main property.

## PLEASE NOTE

The property is subject to an Agricultural Occupancy Restriction with further details available from the Sole Selling Agents at the Lampeter Office.

## VIEWS OVER AERON VALLEY

## AGRICULTURAL RESTRICTION

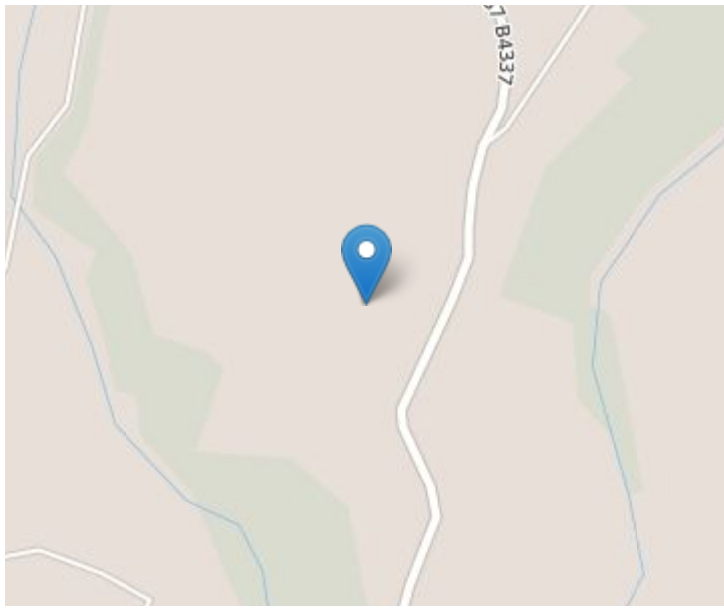
The occupation of the property is limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290(i) of the Town and Country Planning Act 1971, or in forestry (including any dependents of such a person residing with him) or a widow or widower of such a person

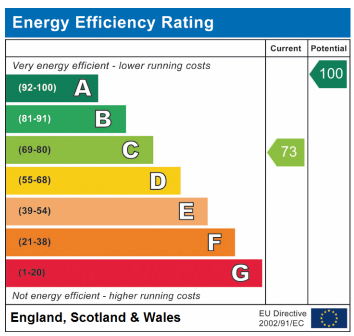
## Services

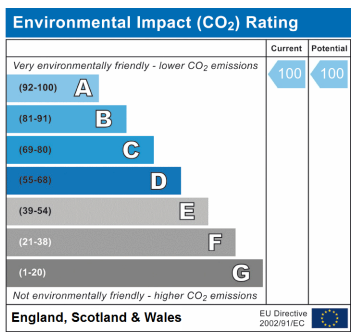
We are informed by the current Vendors that the property benefits from privately owned solar panels running the electricity, mains water, private drainage, mains electricity, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available.

## Directions

The property is best approached by taking the A482 from Lampeter towards Aberaeron. After passing through Creuddyn Bridge take the next right hand turning onto the B4337 signposted Talsarn and Llanrhystud. As you proceed through the Village of Talsarn you will pass the former Primary School on your right hand side. Carry on up the hill for approximately one mile and take the first right hand turning. Gwarallt Bungalow will be the first bungalow 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



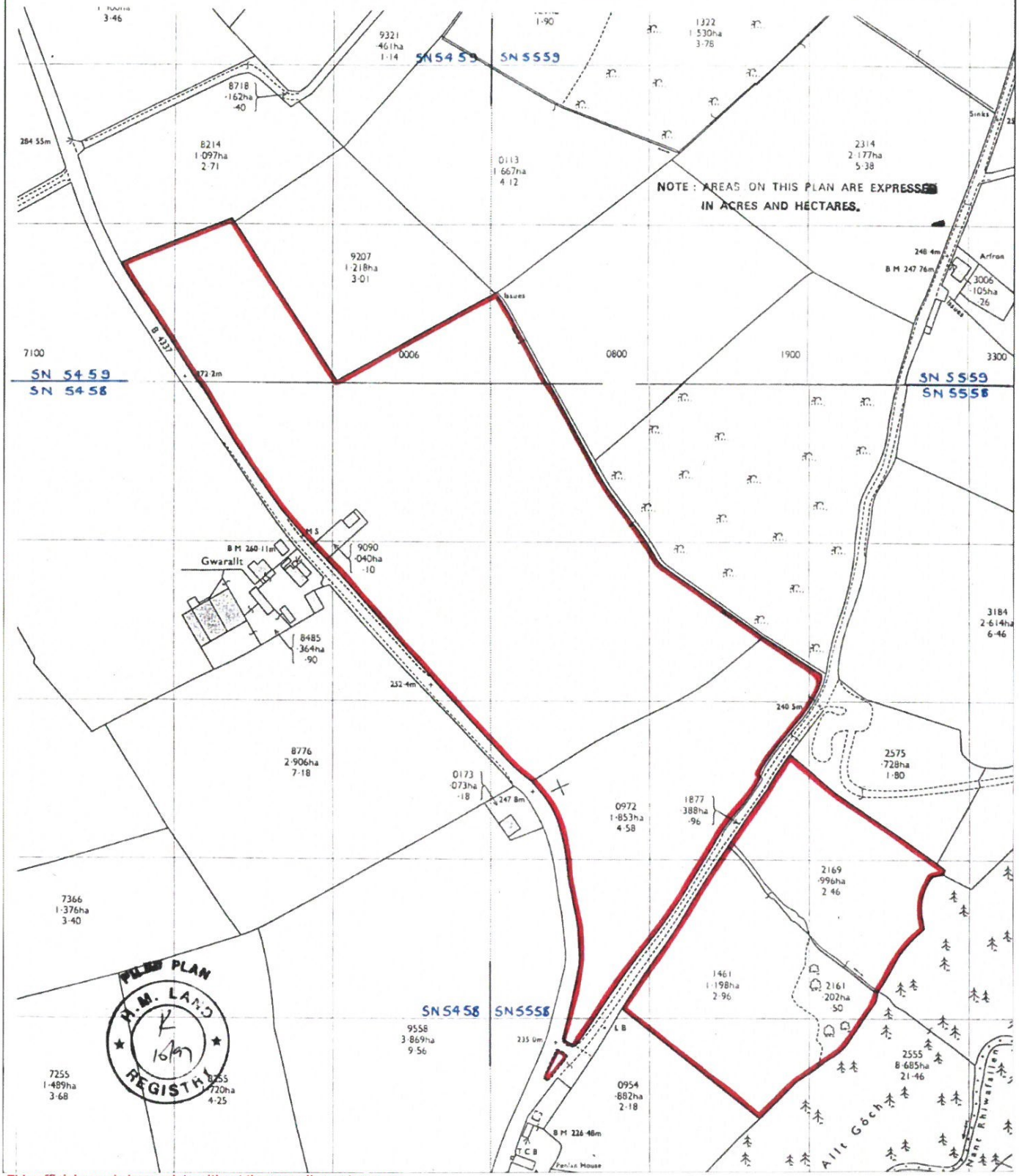



# H.M. LAND REGISTRY

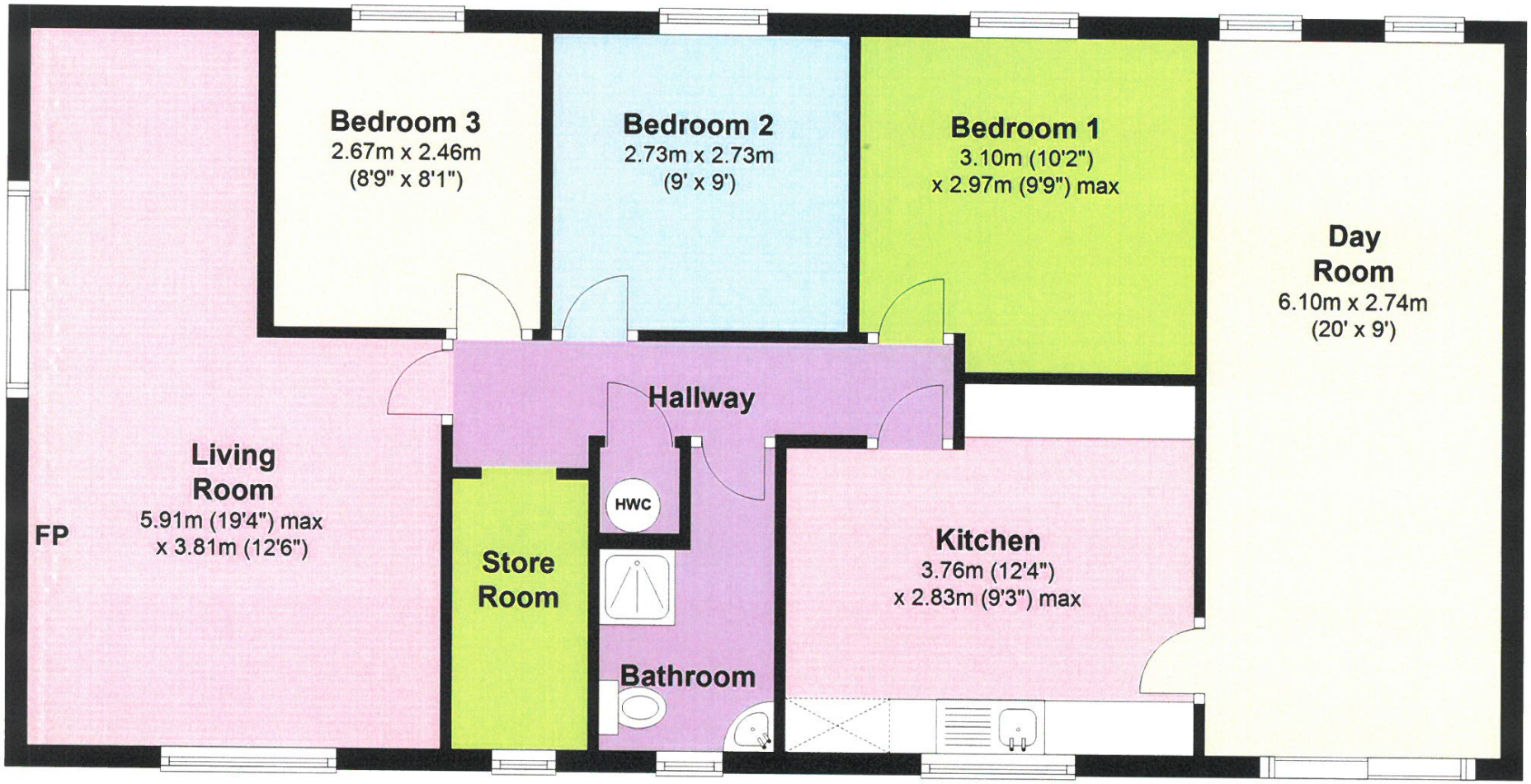
| TITLE NUMBER | |
|---|---|
| WA 840044 | |

| ORDNANCE SURVEY PLAN REFERENCE | SN5458 SN5459 SN5558 SN5559 | Scale 1/ 2500 |
|---|---|---|
| ADMINISTRATIVE AREA | CEREDIGION / SIR CEREDIGION | © Crown Copyright 19 |




This official copy is incomplete without the preceding notes page.
Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

# Ground Floor




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

Cwmallt Bungalow, Talsarn, LAMPETER