

A substantial and imposing Georgian style Village residence with annexe. Llangeitho, West Wales



Bro Aeron, Llangeitho, Tregaron, Ceredigion. SY25 6TL.

£349,950

REF: R/4265/LD

- *** No onward chain
- *** A substantial and imposing Village residence
- *** Traditional 4/5 bed roomed accommodation
- *** Modern kitchen and bathroom
- *** Currently utilised as a holiday let business
- *** 1 bed roomed self contained cottage with open plan living/kitchen area, bathroom and bedroom
- *** Refurbished property with great income potential
- *** Attractive gardens and grounds with lawned area with raised beds and a raised patio with pergola area
- *** Side driveway offering off road parking leading to a detached garage/workshop
- *** Centre of Village position - Level walking distance to Village Shop, Public House, Cafe and Places of Worship and Local School
- *** Pretty Village setting in the Aeron Valley
- *** A property worthy of early viewing
- *** Traditional yet modern
- *** The perfect family home



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LOCATION

Attractively positioned in a pretty Village setting in the Aeron Valley Village of Llangeitho which provides a good range of local facilities including Shop, Primary School, Public House and Places of Worship, some 3 miles from the upper Teifi Valley Market Town of Tregaron nestling in the foothills of the Cambrian Mountains, some 7 miles from the University and Market Town of Lampeter offering a comprehensive range of shopping and schooling facilities, and within easy travelling distance to the Ceredigion Heritage Coastline at Aberaeron and the University Town Coastal Resort and Administrative Centre of Aberystwyth, to the North.

GENERAL DESCRIPTION

Here lies a substantial Village residence offering a deceptive 4/5 bedroomed traditional home along with a welcome addition of a 1 bedroomed annexe that has recently been refurbished.

To the rear of the annexe lies a garage/workshop and a tarmacadamed driveway. The property enjoys an attractive rear garden, being enclosed and private, with a lawned area and a raised patio with pergola. Ideal for outdoor entertaining in the Summer evenings.

The property is currently utilised as a holiday let business but would offer the perfect Family home with ample space and income capabilities with the cottage.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION VESTIBULE

Accessed via a front entrance door, half glazed door leading to the Reception Hall.

RECEPTION HALL

With electric meter cupboard, staircase to the first floor accommodation.



RECEPTION ROOM

15' 2" x 10' 6" (4.62m x 3.20m). With exposed timber flooring, exposed stone chimney breast incorporating slate hearth, picture rail, exposed stone wall to rear, cupboards and book shelves, radiator, stairs down to the lower ground floor.



LOWER GROUND FLOOR STUDY/HOBBY ROOM

15' 2" x 9' 10" (4.62m x 3.00m). With limited head height, double panelled radiator, power connected and telephone point.

LIVING ROOM

14'11" x 19'5" (max) x 14'2" (min). With exposed stone chimney breast with open flue, two double panelled radiators, tongue and groove ceiling, telephone point, French doors to rear conservatory.



LIVING ROOM (SECOND IMAGE)



REAR CONSERVATORY

15' 10" x 9' 7" (4.83m x 2.92m). With exposed stone walling, tiled floor, two panelled heaters, spot lighting, fitted blinds, French doors to garden.



KITCHEN

14' 7" x 9' 8" (4.45m x 2.95m). With tiled floor, a range of attractive contemporary style kitchen units at base and wall level, stainless steel Range with 6 ring ceramic hob and double oven, fitted cooker hood over, integrated fridge, double dishwasher, integrated slide out herb racks, all with soft close doors and drawers, spot lighting, radiator, single drainer sink unit with mixer tap.



KITCHEN (SECOND IMAGE)



REAR LOBBY

With UPVC rear entrance door.

UTILITY ROOM

With base units incorporating single drainer sink unit, plumbing and space for automatic washing machine, Worcester oil fired central heating boiler, tiled floor.



SHOWER ROOM

Being a contemporary style suite, being fully tiled, with enclosed shower cubicle, low level flush w.c., vanity unit set in storage cupboards, convector heater.



FIRST FLOOR

GALLERIED LANDING

Having a radiator, access to airing cupboard with copper cylinder, spot lighting.



PRINCIPAL BEDROOM 1

15' 2" x 11' 8" (4.62m x 3.56m). With radiator, built-in range of fitted wardrobes with mirror front sliding doors.



BEDROOM 2

7' 4" x 5' 9" (2.24m x 1.75m).



BEDROOM 3

12' 11" x 11' 4" (3.94m x 3.45m). With radiator.

**BEDROOM 4**

15' x 9' 7" (4.57m x 2.92m). With radiator.

**BATHROOM**

11' x 11' 7" (3.35m x 3.53m). Recently refurbished with a contemporary suite, part sloping ceiling, central Jacuzzi bath, w.c., wash hand basin, shower, fully tiled walls and floor, range of fitted bathroom cupboards incorporating wash basin.

**BATHROOM (SECOND IMAGE)****LOFT SPACE**

With small LANDING AREA.

LOFT BEDROOM 1

11' 2" x 11' (3.40m x 3.35m). With Velux roof window, exposed 'A' frames, limited head room.

**LOFT BEDROOM 2**

11' x 11' (3.35m x 3.35m). With Velux roof window, exposed 'A' frames, limited head room.



EXTERNALLY

PARKING AND DRIVEWAY

The property has a side gated entrance with a tarmacadamed driveway leading to the rear courtyard.

SELF CONTAINED ANNEXE/COTTAGE

ANNEXE

A recently refurbished 1 bedroomed annexe/cottage offering good income capabilities or suitable as a granny annexe.



ANNEXE ENTRANCE LOBBY

Leading to open plan kitchen/living room.

ANNEXE OPEN PLAN KITCHEN/LIVING ROOM

14' 9" x 7' 10" (4.50m x 2.39m). Recently modernised with a range of wall and floor units with sink unit and a raised living area.



ANNEXE BATHROOM

With a modernised 3 piece suite comprising of a panelled bath with shower unit over, pedestal wash hand basin, low level flush w.c., fully tiled walls, extractor fan.

ANNEXE BEDROOM

15' 5" x 9' 4" (4.70m x 2.84m).



GARAGE

15' 0" x 8' 3" (4.57m x 2.51m). With an up and over door with storage loft over.



GARAGE (SECOND IMAGE)**WORKSHOP**

15' 0" x 10' 0" (4.57m x 3.05m). With power and water connected, fitted work bench.

**REAR LEAN-TO LOG STORE****GARDEN**

To the rear of the property lies an enclosed and private garden area being laid to well kept lawns with raised beds along with a raised patio area with pergola. The property enjoys side gated entrance onto the driveway. The garden is a real sun trap and offers a fantastic outdoor area for any Family.

**GARDEN (SECOND IMAGE)****GARDEN (THIRD IMAGE)**

GARDEN (FOURTH IMAGE)**REAR OF PROPERTY****SIDE ENTRANCE****PHOTOGRAPHS**

Please note that the photographs on the sales particulars were taken in November 2023.

AGENT'S COMMENTS

A fantastic Family home whilst offering income capabilities.
Centre of Village position.

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 - To be confirmed.

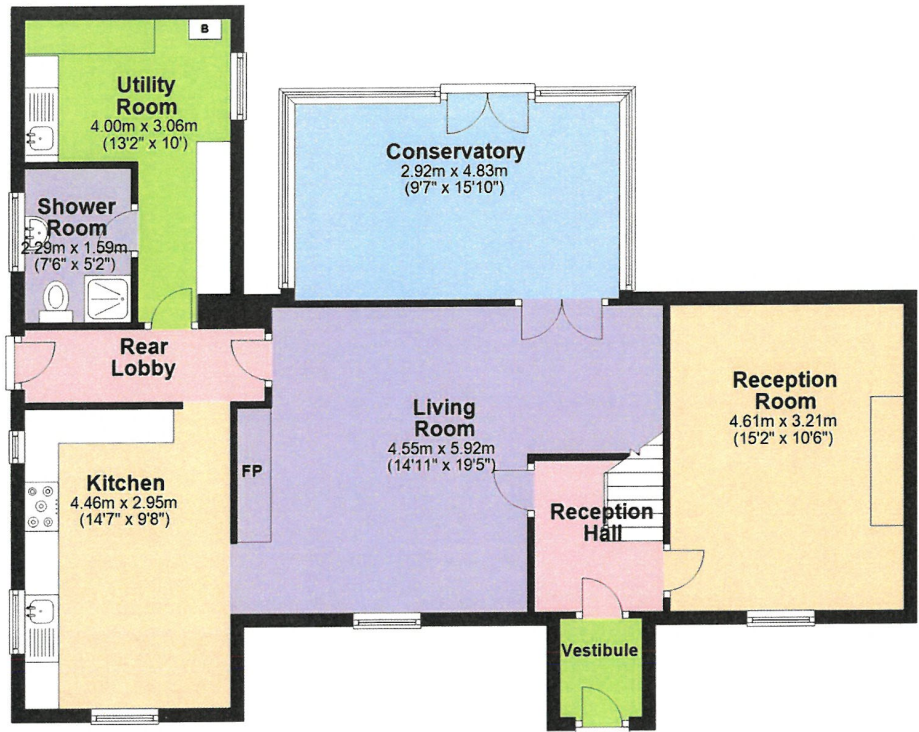
MONEY LAUNDERING REGULATIONS

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.

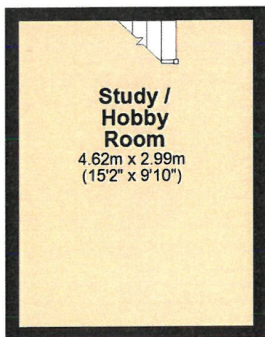
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, full UPVC double glazing, telephone subject to B.T. transfer regulations (separate line to the annexe), Broadband subject to confirmation by your Provider.

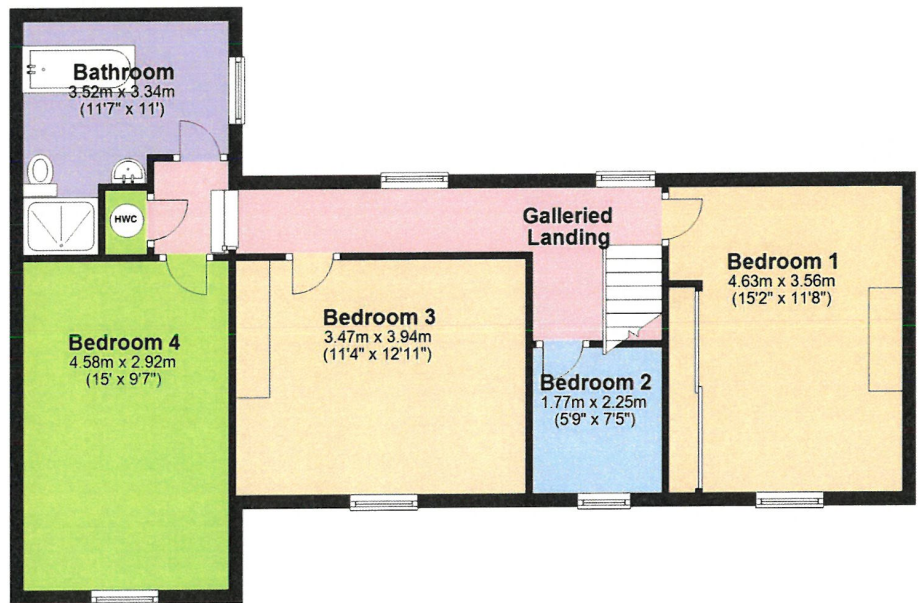
Ground Floor
Approx. 91.4 sq. metres (983.8 sq. feet)



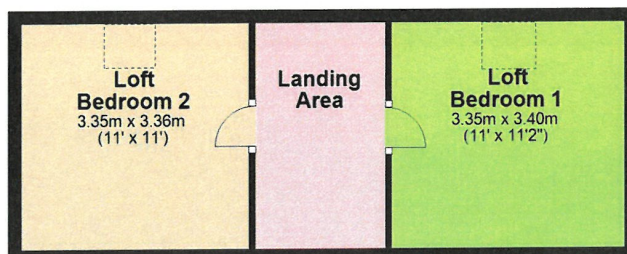
Lowest Ground Floor
Approx. 15.8 sq. metres (169.8 sq. feet)



First Floor
Approx. 70.6 sq. metres (759.5 sq. feet)



Second Floor
Approx. 29.8 sq. metres (320.8 sq. feet)



Total area: approx. 207.5 sq. metres (2234.0 sq. feet)

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

Bro Aeron, Llangeitho, Tregaron

Ground Floor

Approx. 33.8 sq. metres (363.5 sq. feet)




Directions

From Lampeter take the A485 Tregaron roadway. Proceed through the Villages of Llangybi and Olmarch, taking the next left hand turning onto the B4578. Continue to Stags Head junction, turning left signposted Llangeitho. Continue down to the Village and on the roundabout turn left. The property can be found thereafter after approximately 100 yards on the left hand side.

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		
(69-80)	C		79
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
<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 :

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