

Regulated by:



Since 1989

An outstanding 5 bedroom country smallholding set in some 3.5 acres. Dihewyd, Nr Aberaeron.



Kejamist Dihewyd, Aberaeron, Ceredigion. SA48 7PN.

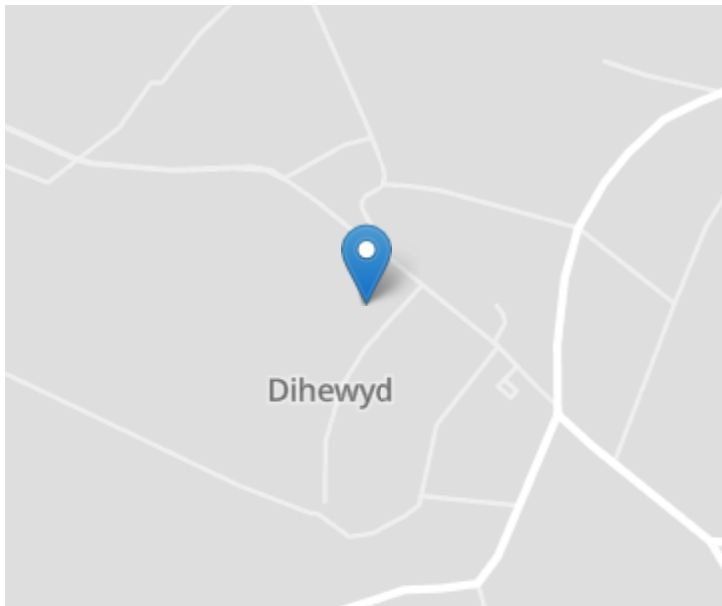
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£650,000

**** An outstanding country smallholding providing a superb 4/5 bedroomed (3 bathrooms) dormer bungalow residence ** Offering high quality accommodation with central heating, air conditioning, double glazing etc ** Immaculately presented and maintained ** Enjoys glorious panoramic views over rural countryside and to the sea in the distance ** Set within beautiful lawned gardens and grounds ** Integral double garage ** outbuildings/stables and paddock ** In all some 3.5 acres or thereabouts ****

The property comprises of - Ent Hall, Kitchen/Dining Room, Formal Dining Room, Utility Room, Downstairs W.C, Integral Garage, Large lounge, 2 Double Bedrooms to Ground Floor, En-Suite, Shower Room. First Floor - Landing/Home Office, 3 Double Bedrooms, Bathroom.

Well situated on the fringes of the small village community of Dihewyd, some 6 miles inland from the West Wales Coast at the Georgian Harbour town of Aberaeron. Within some 3 miles of each of the village communities of Felinfach, Ciliau Aeron and Mydroilyn respectively, between them offering a good range of local amenities and within some 9 miles of the busy University, Shopping & Market town of Lampeter. Within an easy commuting distance of the larger Marketing & Amenity centres of Aberystwyth and Cardigan.



Shower Room



GROUND FLOOR

Reception Hall



With a corner multi spa shower cubicle, wash hand basin, low level flush WC, tiled effect laminate flooring, heated towel rail, mirror cabinet with shaver light and point.

Master Bedroom 1



Large 'L' shaped reception hall via upvc double glazed entrance door with stained glass inset, matching side panel, laminated flooring, central heating radiator.



14' x 11' (4.27m x 3.35m) with a range of fitted wardrobes, double glazed window to front with sea views, door into -



En Suite Bathroom



A modern white suite with a Jacuzzi bath, 2x stainless steel towel rail, dual flush WC, vanity unit with wash and basin above, spotlight, laminate tiled floor, central heating radiator, frosted window.

Bedroom 2



11' 9" x 9' 4" (3.58m x 2.84m) central heating radiator, double glazed window to rear with sea views.

Spacious Lounge



32' 5" x 19' 5" (8.36m x 5.92m) This light and airy room offers an inglenook fireplace with a multi fuel burning stove on a slate hearth, oak mantelpiece above, large bay window with panoramic country and coastal views, central heating radiator, laminate flooring, 2x patio doors to rear garden.



Dining Room

12' x 11' 9" (3.66m x 3.58m) with laminate flooring, windows to rear, central heating radiator with glazed double doors into lounge.



Modern Kitchen /Breakfast Room



19' 5" x 8' 6" (5.92m x 2.59m) plus 11'9" x 8'3" - A modern 'L' Shaped kitchen comprising of a range of gloss white base and wall units with formica working surfaces above, eyelevel double oven and grill, 4 ring induction hobs, integral dishwasher, integrated fridge, stainless steel 1 1/2 drainer sink, double glazed window to rear, door leading to -

Utility Room



19' 5" x 9' (5.92m x 2.74m) with tiled effect laminated flooring, stainless steel single drainer sink unit with mixer taps, Formica working surfaces with appliance beneath, plumbing for automatic washing machine, fitted wall cupboards, central heating radiator, rear exterior door. Door through to -

Cloakroom

With low level flush WC, pedestal wash hand basin, tiled effect laminated flooring, half tiled walls.



Double Garage



17' 4" x 16' 5" (5.28m x 5.00m) with electric up and over door and houses the 'Firebird' oil fired central heating boiler.

FIRST FLOOR

Central Gallaried Landing / Home Office

Approached via a hardwood dog leg feature staircase from ground floor. With dormer window to rear, central heating radiator, laminated flooring, access to under eaves and a large airing cupboard.



Double Bedroom 3



13' 6" x 11' (4.11m x 3.35m) with central heating radiator, access to under eaves storage cupboard, dormer window.

Bedroom 4 / Upstairs Sitting Room

17' 3" x 11' (5.26m x 3.35m) with central heating radiator, patio doors leading on to exterior balcony measuring 9' x 11' with panoramic views over open countryside and down to the Cardigan Bay coastline, eaves storage, laminate floor.





Bathroom

11' 5" x 6' 5" (3.48m x 1.96m) A white suite with a 'P' shaped bath, power shower above, dual flush WC, pedestal wash hand basin, central heating radiator, Velux window, tiled walls, laminate floor.



Double Bedroom 5

14' x 11' (4.27m x 3.35m) plus walk in dormer window with views to the sea, double glazed window to side, under eave storage, central heating radiator.



EXTERNALLY

Garden

Feature stone walled entrance with double wooden gates leads to a tarmacadamed drive/court yard with ample turning and parking space for several cars. Paths surround the bungalow. A particular feature of the property is it's extensive garden and grounds with a level lawned area, mature shrubs and flower borders, feature duck pond. insulated cedarwood shed.







The Outbuildings

Away from the main house are a range of useful outbuildings which comprise of a block built range 46' x 22' which incorporates 3 LOOSE BOXES/STABLES (each 11' x 10' approx) with water and light connected. Water troughs and feeding racks. Large WORKSHOP BUILDING L Shaped 46' x 11' plus 11' x 11' with double doors. .



The Land

Two level pasture paddocks. In all we are advised the property extends to some 3.5 ACRES or thereabouts. Mains water connected.



TENURE

The Property is Freehold Tenure.

Services

Mains Electricity, Water and Drainage. Oil Fired Central Heating. Air Conditioning throughout. UPVC Double Glazing. Council tax band - F.


Directions

Mains Electricity, Water and Drainage. Oil Fired Central Heating. Air Conditioning throughout. UPVC Double Glazing.

Directions

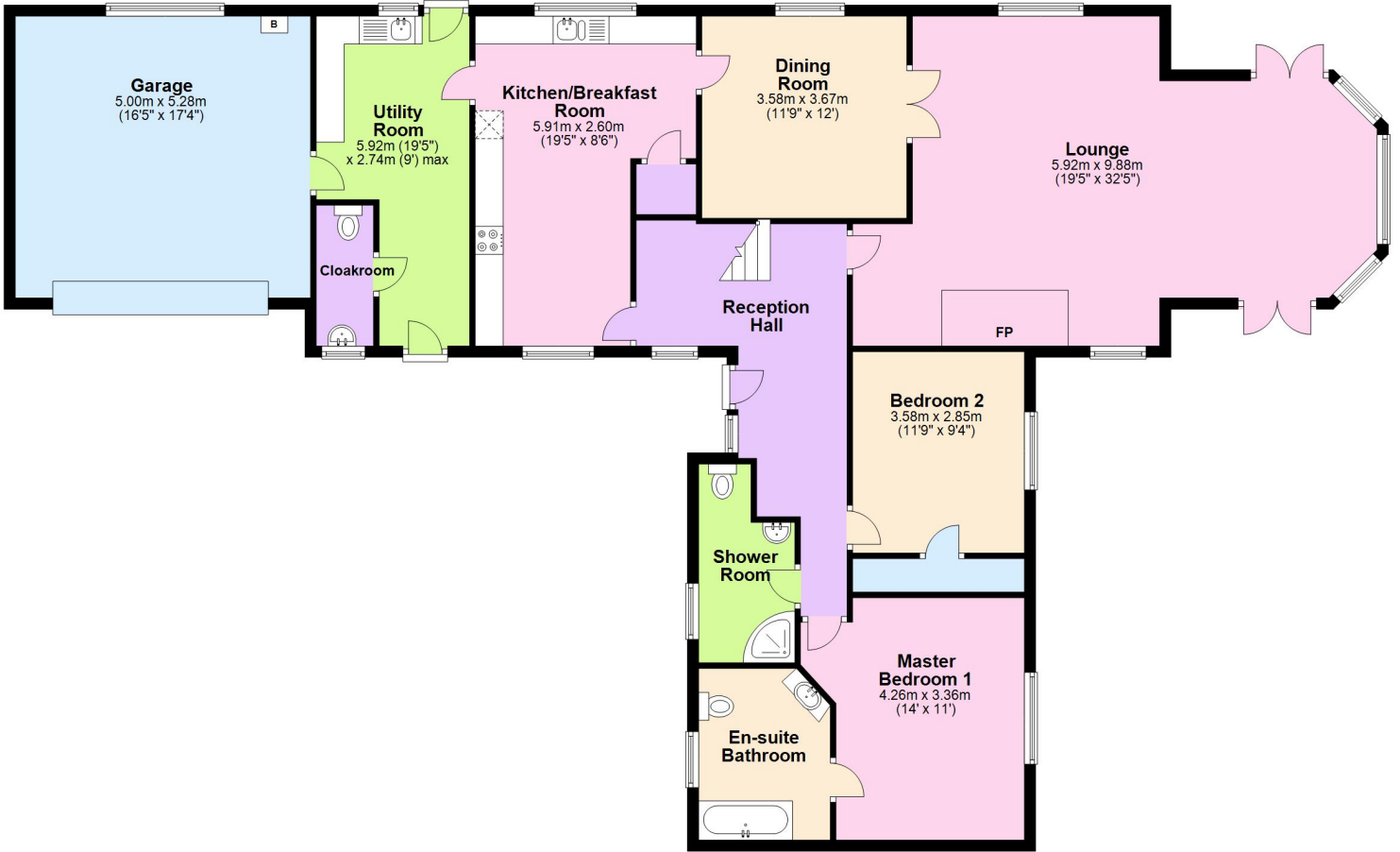
From Aberaeron proceed south east on the A482 Lampeter Road to the first village of Ciliau Aeron. At Ciliau Aeron turn right onto the B4339 Dihewyd Road. As you reach the centre of the village of Dihewyd, turn right at the crossroads. Proceed down this road passing a village hall on the left hand side, then take the next left turning into a private lane. You will pass bungalows on each side of this lane and at the end you will enter a stone walled entrance into this property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		89
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

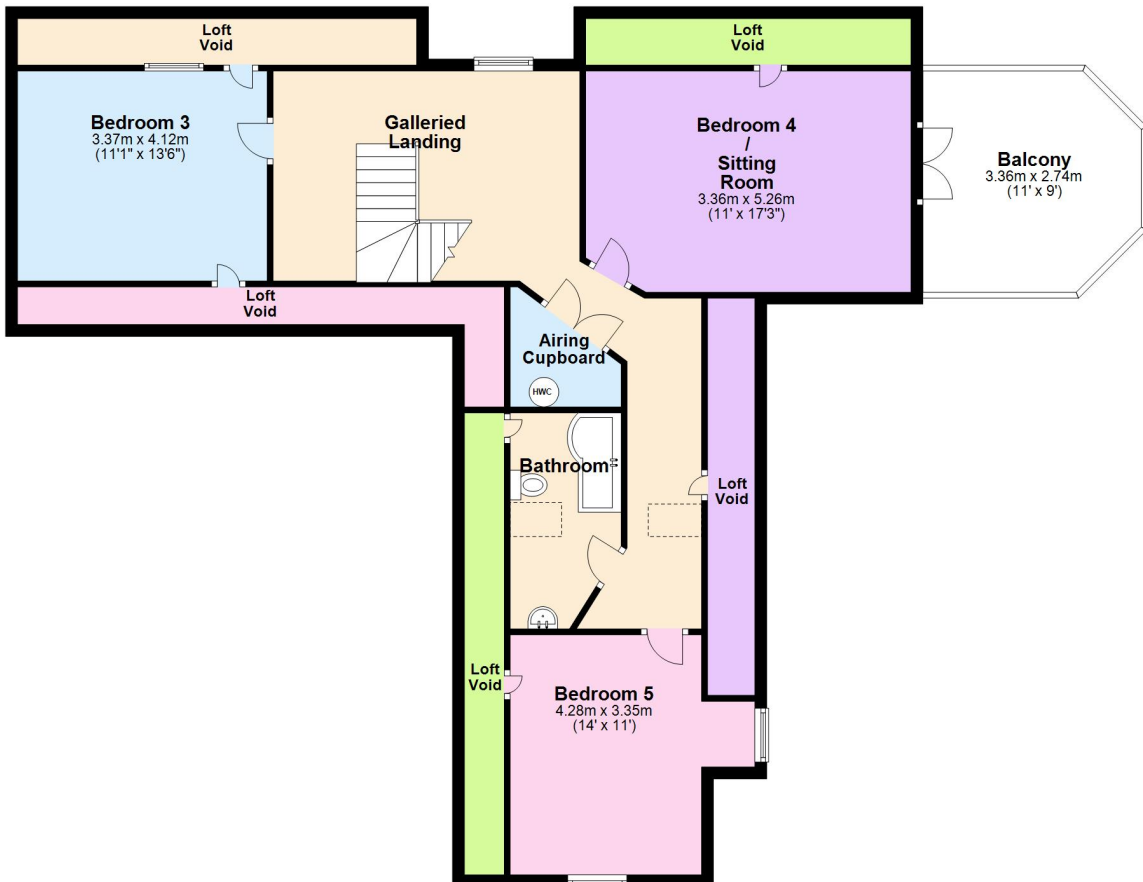
Ground Floor

Approx. 180.3 sq. metres (1940.5 sq. feet)



First Floor

Approx. 117.7 sq. metres (1266.5 sq. feet)



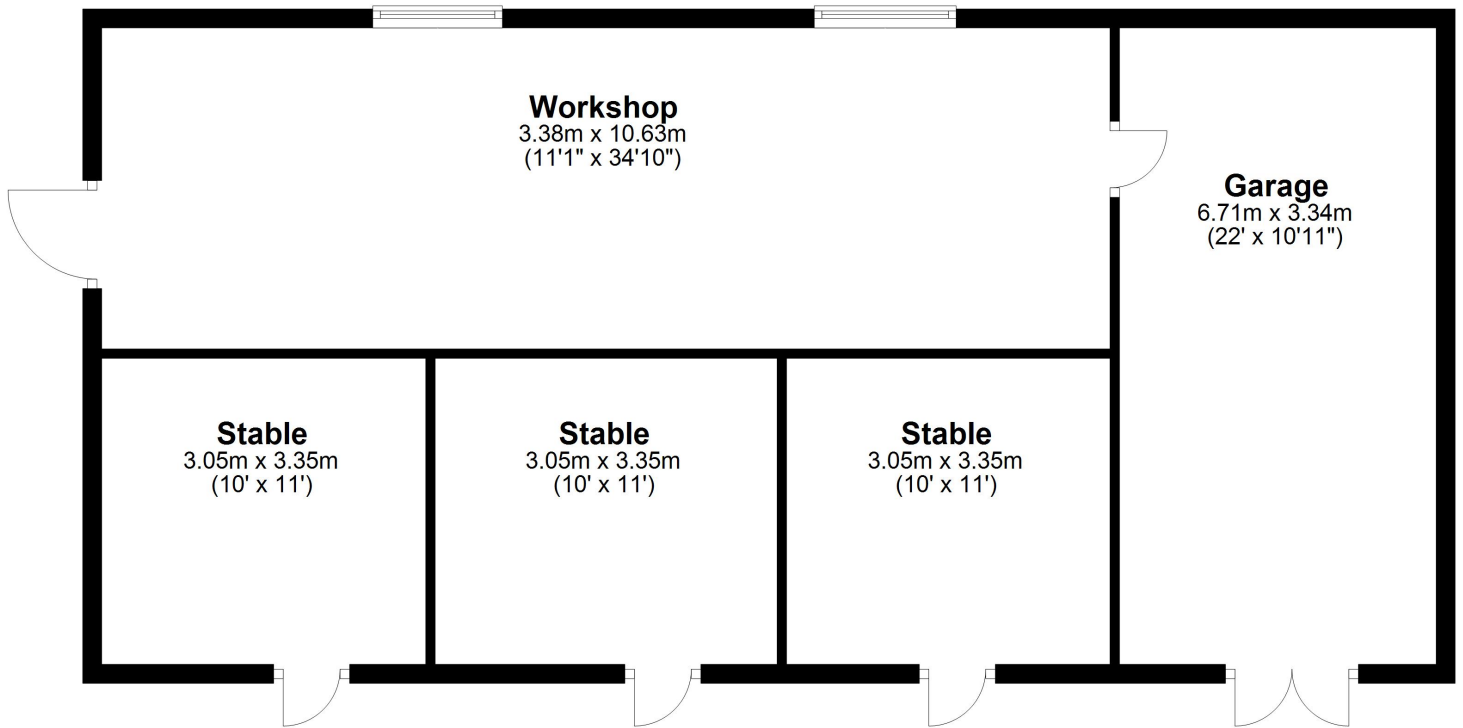
Total area: approx. 297.9 sq. metres (3206.9 sq. feet)

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

Kejamil, Dihewyd, Aberaeron

Ground Floor

Approx. 91.3 sq. metres (983.0 sq. feet)



Total area: approx. 91.3 sq. metres (983.0 sq. feet)

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

Stables, Kejamist, Dihewyd