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Since 1989

Attractive 8 Acre Woodland Smallholding. Near Newcastle Emlyn. West Wales



Llys ceri, Pontceri, Cwm Cou, Newcastle Emlyn, Ceredigion. SA38 9NY.

Ref A/4916/RD

£595,000

**** Attractive 8 Acre Woodland Smallholding ** Large 4 Bedroom Detached Dwelling ** Workshop ** Storage yard **
Woodland walks ** Wonderful countryside aspect ** Near Newcastle Emlyn ** A unique opportunity ****

A splendid country property being close to local amenities within attractive woodland setting. The property is situated within Pontceri, Cwm Cou on the fringes of the market town of Newcastle Emlyn with its primary and secondary schools, local and national retailers, cafes, bars and restaurants, excellent leisure facilities, riverside and wood land walks, Doctors surgery and good level of public transport connectivity. The Cardigan Bay coastline is some 20 minutes drive to the west with the larger strategic town of Carmarthen and connections to the M4 being a 30 minute drive away from the property.

An outstanding country offering providing a modern 4 Bedroom Detached Dwelling set in an elevated position enjoying views over the adjoining valley and countryside.

GENERAL

A modern Detached 4 Bedroom Dwelling being well built and presented with private gardens to rear and side yard area. This property also provides a useful workshop with an inspection pit.

The property is accessed via an adjoining county road onto a private track owned by Llys Ceri which provides direct access to the dwelling and onto the adjoining woodland areas which benefit from various woodland walks and gravel tracks throughout. All in all the property is set within some 8 Acres or thereabouts.

GROUND FLOOR

Reception Hallway

20' 5" x 15' 1" (6.22m x 4.60m) via uPVC glass door and side glass panel, oak flooring, under-stairs cupboard, door to Dining Room/Office and Lounge.



Lounge



13' 5" x 18' 6" (4.09m x 5.64m) A large family Living room, window to front, radiator, oak flooring, marble effect fireplace with electric fire, multiple sockets, TV point, double glass doors into:

Sitting Room



9' 10" x 13' 5" (3.00m x 4.09m) with oak flooring, double glass doors to side garden, multiple sockets, TV point, radiator. Glass door into:

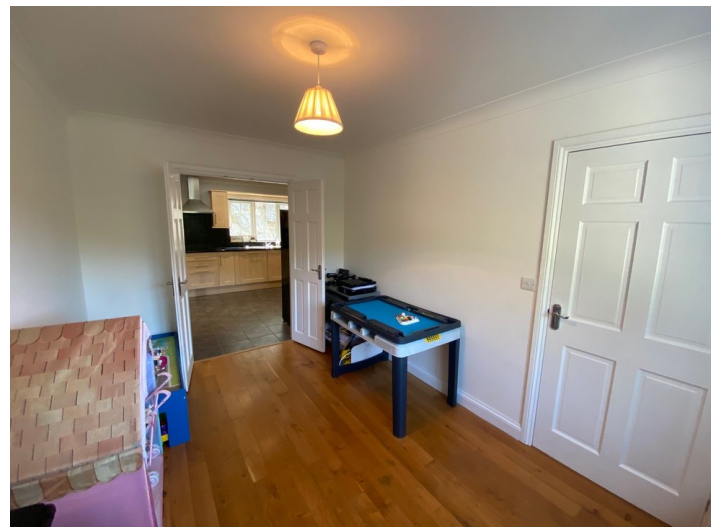
Kitchen



17' 5" x 11' 8" (5.31m x 3.56m) Oak effect wall and base units, Formica worktop, 1½ stainless steel sink and drainer with mixer tap, fitted oven, induction hobs with extractor over, fitted dishwasher, tiled splashback, rear window to garden, black oil Rayburn used for cooking but also provides for hot water, tiled flooring, double door to:

Dining Room/Office

8' 10" x 12' 10" (2.69m x 3.91m) with oak flooring, window to front, multiple sockets, radiator, BT point.



Utility Room



9' 0" x 11' 6" (2.74m x 3.51m) Oak effect wall and base units, Formica worktop, washing machine and drier connection points, tiled flooring, multiple sockets, rear door to garden, radiator.

WC

3' 10" x 5' 7" (1.17m x 1.70m) WC, single wash hand basin, radiator, side window, tiled flooring.



Integral Garage

16' 10" x 9' 1" (5.13m x 2.77m) offering 8'9" ceiling height, multiple sockets, steel up and over door (potential for accommodation over)

FIRST FLOOR

Galleried Landing



18' 2" x 8' 3" (5.54m x 2.51m) with window to front enjoying countryside views, radiator, multiple sockets, access to Loft.

Front Bedroom 1

8' 9" x 14' 7" (2.67m x 4.45m) Double Bedroom, window to front, radiator, multiple sockets, countryside views.



Master Bedroom

13' 8" x 18' 6" (4.17m x 5.64m) Double Bedroom suite with window to front enjoying the front of the property and adjoining countryside, multiple sockets, TV point, BT point.



En-Suite



5' 4" x 6' 9" (1.63m x 2.06m) Tiled corner shower, single wash hand basin, WC, heated towel rail.

Rear Bedroom 3

13' 8" x 9' 10" (4.17m x 3.00m) Double Bedroom, window to side, multiple sockets, radiator, TV point.



Rear Bedroom 4

6' 2" x 8' 3" (1.88m x 2.51m) Aerial window to the Garden, radiator, multiple sockets.

Family Bathroom



8' 10" x 9' 8" (2.69m x 2.95m) White Bathroom suite including panel bath with shower over, WC, single wash hand basin, half tiled walls, heated towel rail, Airing cupboard.

EXTERNALLY

Access

The property is approached via the adjoining county road onto a private gravelled driveway which leads to the Workshop and the front of the property.



Workshop



24' 0" x 28' 0" (7.32m x 8.53m) A steel and zinc cladding construction, concrete base with inspection pit, double doors to front. Please note there is potential of a electrical connection immediately adjoining the Workshop (STC).

To the Front

To the front of the main dwelling is a gravelled forecourt area with parking for numerous vehicles, a level footpath leading to a side and rear lawned garden area being completely private and not overlooked.

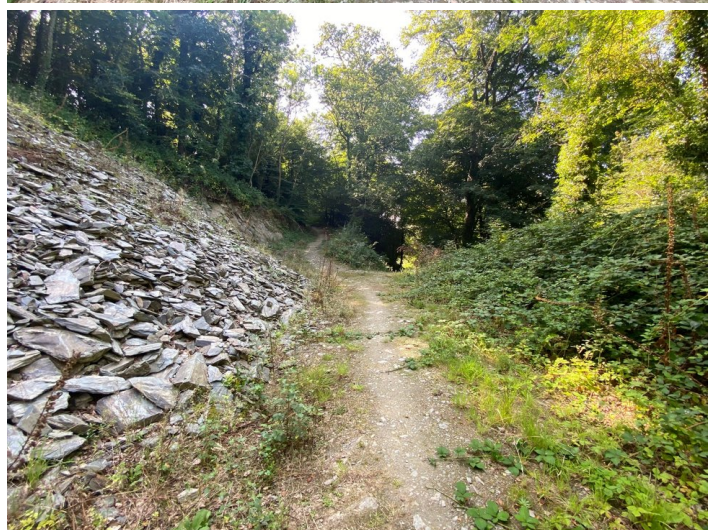




Yard & Woodland

Further along there is a large yard area currently used to store implements and machinery which connects to the 8 Acres of woodland via a gravel and rock track which runs past a shale quarry within the woodland area Further footpath leading to the elevated woodland above.





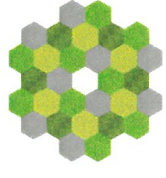
Services

We are advised that the property benefits from mains water and electricity. Private drainage.

Directions

From Newcastle Emlyn head west on the B433 road signposted Aberporth/Cardigan and continue out of the village of Adpar passing a woodland car park on our left hand side as you exit the village. Continue for approximately 200 yards taking the next right hand turn into Pontceri bearing immediately left and taking the next right hand exit up the gravelled track to Llysceri.

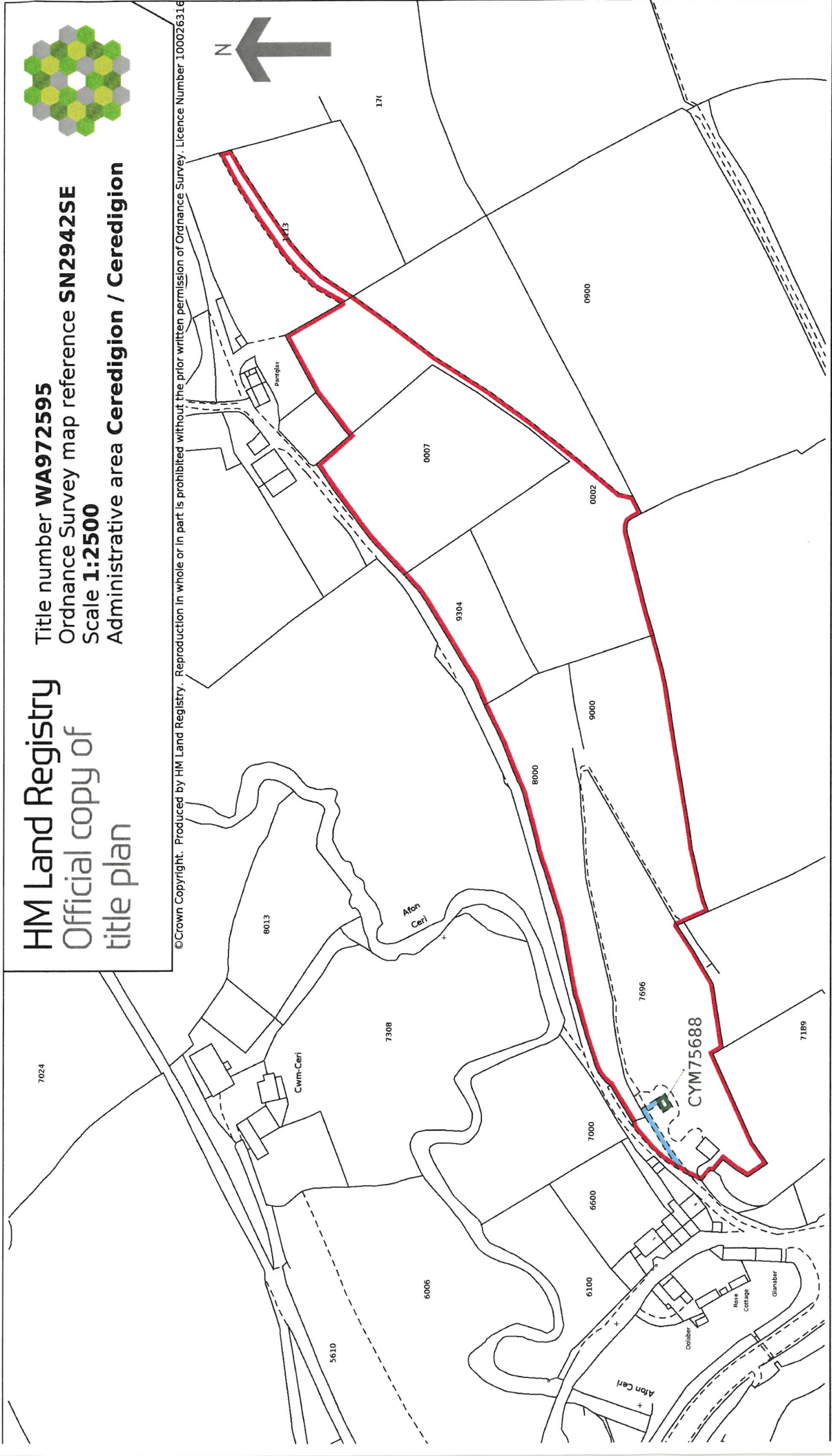




HM Land Registry
 Official copy of
 title plan

Title number **WA972595**
 Ordnance Survey map reference **SN2942SE**
 Scale **1:2500**
 Administrative area **Ceredigion / Ceredigion**

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