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RICS



Since 1989

Character 4 bed coastal smallholding. Set within 2.7 acres. Near New Quay. West Wales.



Cefngrugos Fach, Llanarth, Ceredigion. SA47 0PG.

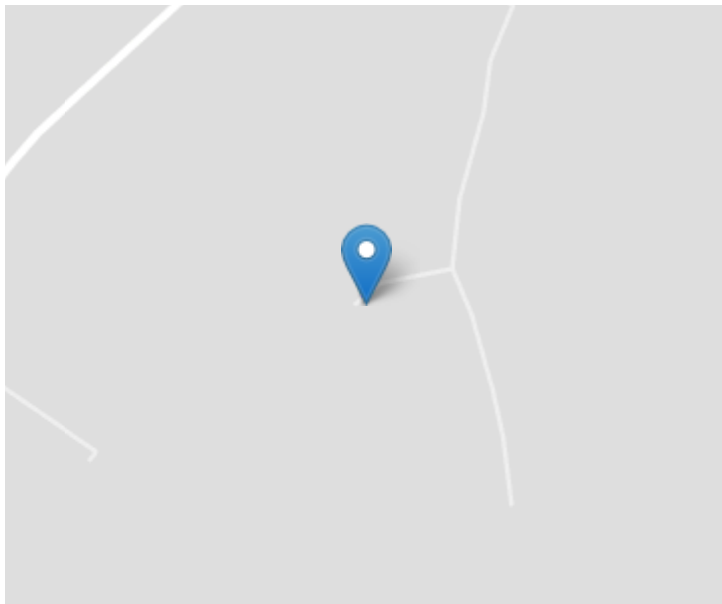
A/5233/RD

£545,000

**** Character 4 bed dwelling ** Set within 2.7 acres ** Private lane access off council road ** Wealth of original character features ** Outstanding countryside views ** Stone outbuilding with potential for conversion ** Useful modern garage ** Traditional country smallholding in a rural setting but only 10 minutes drive from the Cardigan Bay coastline ****

**** A GREAT OPPORTUNITY NOT TO BE MISSED ****

The property is situated on the fringes of the coastal village of Llanarth on the A487 trunk road. Llanarth offers a good level of local amenities and services including primary school, village shop and post office, petrol station, public house, places of worship, church hall and village hall, garden centre and excellent public transport connectivity along the Cardigan Bay coastline to the nearby villages and towns of New Quay and Aberaeron. The property lies equidistant 30 minutes drive from the larger towns of Cardigan and Aberystwyth with a wider offering of day to day facilities and services.



GENERAL

An exciting opportunity to secure an original and traditional Ceredigion smallholding, set in a peaceful location but in close proximity to nearby services.

The property has a wealth of original character features with later, more modern extension on the lower end of the property. The dwelling offers comfortable 4 bedroom accommodation with great views over the adjoining countryside.

Opposite the main house is the stone range which has potential to be used as holiday accommodation / Airbnb / office or any type of commercial use (stc.).

The property sits within some 2.7 acres of land accessed from the private land that serves the property. A great opportunity not to be missed.

The accommodation provides as follows:

Entrance Hallway

Being 'L' shaped accessed via custom made hardwood door, tiled flooring, stairs to first floor, understairs cupboard.



Study/Sitting Room/Potential Bedroom

9' 3" x 11' 4" (2.82m x 3.45m) with feature stone fireplace and surround, exposed beams to ceiling, window to front, multiple sockets.



Lounge

10' 8" x 13' 7" (3.25m x 4.14m) feature fireplace with multifuel burner on slate hearth with oak mantle over, dual aspect windows to front and rear overlooking the adjoining fields, multiple sockets, TV points, side alcoves exposed beams to ceiling.



Kitchen

16' 11" x 10' 7" (5.16m x 3.23m) oak effect base and wall units, Formica worktop, stainless steel sink and drainer with mixer tap, inglenook fireplace with multifuel burner on slate hearth, space for electric cooker to side, tiled flooring, front window to garden, space for large dining table, second staircase to first floor, open plan into:





Snug

8' 8" x 14' 1" (2.64m x 4.29m) with dual aspect windows to rear and side garden, tiled flooring.



Rear Porch

External door to garden, quarry tiled flooring, electric socket.



Utility Room

6' 0" x 14' 6" (1.83m x 4.42m) running along the far end of the property with a range of base units, stainless steel sink and drainer with mixer tap, washing machine connection point, red quarry tiled flooring.

WC



WC, single wash hand basin, side window, quarry tiled flooring.

FIRST FLOOR

Landing

via original staircase with exposed beams to ceiling.



Front Bedroom 1

9' 7" x 14' 2" (2.92m x 4.32m) double bedroom, fitted cupboards, window to front, exposed beams to ceiling.



Front Bedroom 2

7' 9" x 6' 4" (2.36m x 1.93m) single bedroom, window to front, exposed beams to ceiling.



Bathroom



5' 8" x 6' 9" (1.73m x 2.06m) panelled bath, single wash hand basin, WC, heated towel rail, side window.

Front Bedroom 3

8' 8" x 8' 1" (2.64m x 2.46m) double bedroom, window to front, fitted wardrobe, exposed beams to ceiling. Connecting doors into:



Master Bedroom

12' 7" x 11' 7" (3.84m x 3.53m) double bedroom, dual aspect windows to front and side with countryside views, multiple sockets, radiator, staircase to kitchen.



En-Suite



7' 5" x 5' 9" (2.26m x 1.75m) with walk-in shower, WC, radiator, rear window.

EXTERNALLY

To Front

The property is approached via a gated lane from the adjoining council road with mature hedgerows to both sides leading up past the paddock to your right (belonging to the property) and you enter into the central homestead. To the

front the property has a concrete and gravel forecourt with side footpaths leading through to the rear and side lawn area bound by agricultural fields overlooking the adjoining countryside.





Stone Outbuilding



Of stone construction with a slated roof, split into 2 separate rooms:

Room 1

14' 0" x 10' 7" (4.27m x 3.23m) accessed via stable door and currently used as a log store.

Room 2



14' 0" x 12' 2" (4.27m x 3.71m) exposed 'A' frames and beams to ceiling, concrete base, window to front.

Side Lean-To/Glasshouse

12' 6" x 9' 9" (3.81m x 2.97m) currently used as a coal house with side window and door to front.



To the side of the outbuilding is a large vegetable patch with raised beds.

Garage

18' 8" x 18' 6" (5.69m x 5.64m) located to the upper side of the homestead of block construction with electric roller door to front, concrete base, dual aspect windows to rear and side, multiple sockets.





Extending Front Garden

A slightly elevated area of the garden with mature planting and trees and bound by stockproof fence.





The Land

Measuring approximately 2.1 acres, predominantly flat with mature hedgerows and fencing to all boundaries with gated entrance onto the private land owned by the property.





mile and Cefngrugos Fach is the fourth property on the right hand side. Proceed past the smallholding with a large white house and it is next property some 100 yards up on the right.



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

The property benefits from mains water and electricity. Private drainage. Solid Fuel heating system to part of the house.

Council Tax Band E.

Directions

From Llanarth, head south on the A487. After some 2 miles or so you will pass a large farm on your left hand side (Penrhiwlas), continue for another ½ miles along the main road until you reach a cluster of properties with the entrance to Berthlwyd on your right and take the immediate left opposite along the council road and continue for another ½

H.M. LAND REGISTRY

TITLE NUMBER

WA733478

ORDNANCE SURVEY
PLAN REFERENCE

SN4154

Scale
1/ 2500

COUNTY ~~DYFED~~

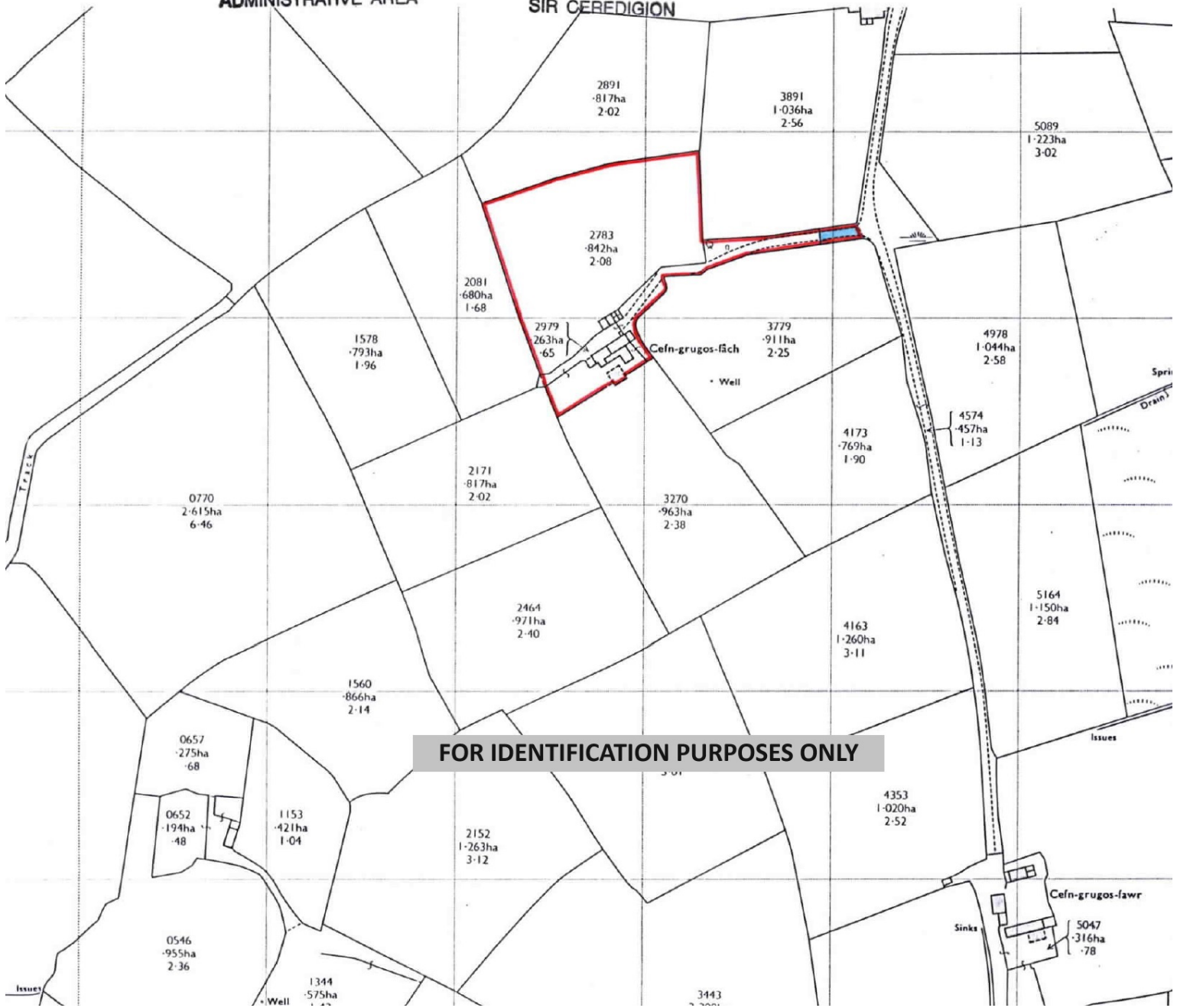
DISTRICT ~~CEREDIGION~~

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