

Idyllic 8 ACRE traditional smallholding. Plwmp - Near Llangrannog - West Wales.



Penlan Fach Plwmp, Near Llangrannog, Ceredigion. SA44 6HR.

£575,000

Ref A/5297/ID

****Idyllic 8 acre traditional smallholding**** Located at the end of a private track ****Peaceful and tranquil setting**** Breathtaking views over open countryside ****Characterful 4 bed traditional cottage**** Productive pasture paddocks ****Woodland area being a haven for wildlife**** Only 3 miles from the coast at Llangrannog ****A REAL COUNTRY GEM !****

The property comprises of Ent Hall, Bathroom, Character Lounge, Utility/Pantry, Open Plan Kitchen/Dining, Lounge, 2 Double Bedrooms, Shower Room. First Floor - 2 Double Bedrooms - 1 En Suite.

The property is located on the edge of the sought after coastal village of Pentregat off the main A487 road and only a short distance from the sandy beaches at nearby Llangrannog, Aberporth, Tresaith and Mwnt. Only some 15 minutes from New Quay and an easy access to the All Wales coastal path with its 65 miles routes to roam. Cardigan town is some 20 minutes drive and Carmarthen with its link road to the M4 motorway and railway station is some 20 miles.



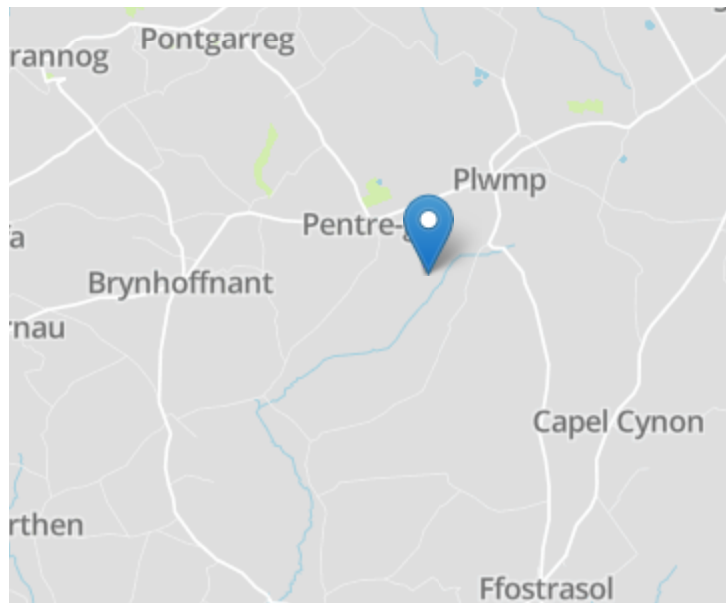
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Ground Floor

Entrance Hall



9' 6" x 3' 2" (2.90m x 0.97m) via solid hardwood door with glazed panel, central heating radiator, door into -

Bathroom

9' 3" x 7' 0" (2.82m x 2.13m) with 3 piece suite comprising of a panelled bath, low level flush w.c, pedestal wash hand basin, tiled flooring, central heating radiator, half tiled walls. Frosted window to front, shaver light.



Character Lounge



25' 6" x 13' 0" (7.77m x 3.96m) via glazed doors, exposed stone fireplace housing a multi fuel burning stove on a slate hearth, 3 double glazed windows to front, exposed beams to ceiling, 2 central heating radiators, open tread dog leg staircase rising to first floor. Storage cupboard, accommodates hot water cylinder and water purification unit and TV point.

Utility Room/Pantry

7' 5" x 7' 2" (2.26m x 2.18m) with plumbing for automatic



machine, outlet for tumble dryer, stainless steel drainer sink, tiled flooring, double glazed window to rear, shelving.

Rear Entrance

7' 6" x 3' 0" (2.29m x 0.91m) via half glazed upvc door, tiled flooring, central heating radiator.

Open Plan Kitchen/Dining Room



Dining Room/Sun Room



10' 8" x 15' 5" (3.25m x 4.70m) with range of fitted base and wall cupboard units with formica working surfaces above, double Belfast sink with mixer tap, solid slate work surface, Watson Range oven with hot plates above, Electrolux electric oven with 4 ring Neff ceramic hob above, extractor hood, tiled flooring, space for fridge freezer. Atrium sky light above flowing into -

with dwarf wall construction with glazed units making the most of the panoramic views over open countryside, exposed ceiling beams, 2 central heating radiators, space for 10 seater dining table, doors into -



Downstairs Bedroom 1



9' 8" x 10' 9" (2.95m x 3.28m) double glazed window to rear, central heating radiator.

Downstairs Shower Room

6' 5" x 5' 9" (1.96m x 1.75m) with enclosed walk-in shower unit with mira electric shower above, low level flush w.c. wall mounted wash hand basin, tiled walls, tiled floor, frosted window to rear, central heating radiator.



Downstairs Bedroom 2

9' 4" x 10' 3" (2.84m x 3.12m) with double glazed window to front, central heating radiator.

FIRST FLOOR

Landing

5' 8" x 6' 6" (1.73m x 1.98m) with door into airing cupboard and under eaves storage.

Double Bedroom 3



18' 5" x 12' 6" (5.61m x 3.81m) with dormer window to front with lovely country views, door into -

En Suite



5' 1" x 7' 8" (1.55m x 2.34m) with 3 piece suite comprising of low level flush w.c. pedestal wash hand basin, corner panelled bath with hot and cold taps, double glazed window to side, central heating radiator.

Double Bedroom 4



16' 3" x 12' 0" (4.95m x 3.66m) with dormer window to front with lovely country views, storage cupboards, exposed stone chimney breast, under eaves storage units.



EXTERNALLY

Dutch Barn/Workshop



15' 0" x 30' 0" (4.57m x 9.14m) providing an ideal workshop space with up and over door to front, window to rear, concrete flooring and electricity connected. There is also a second flooring, perfect for storage.

Lean to Workshop

16' 6" x 14' 2" (5.03m x 4.32m) with electricity connected.

Large Glasshouse.



14' 0" x 8' 0" (4.27m x 2.44m)

Large Log Store

Gardens and Grounds



Adjacent to the property is an immaculately maintained cottage garden area with many shrubs, trees and flower beds making a lovely sitting out area.

To the rear are lovely views over open countryside and one of



the pasture paddocks.

Woodland



We have been made aware that there are approximately 7 acres of woodland that leads down to a stream.

This includes a level meadow area at the bottom.

PLEASE NOTE -

There is a public footpath that intersects the property.



MONEY LAUNDERING

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.

TENURE

The property is of Freehold Tenure.

Services

The property benefit from Mains Electricity, Private Water from well with filtration system. Private Drainage to septic tank. Oil Fired Central Heating.


Council Tax Band - F

Directions

what3words - gadgets.hotspots.crunched.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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 

For further information or to arrange a viewing on this beautiful property, contact us:

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