

Regulated by:



Since 1989

*A substantial 4 bedroomed Village residence with adjoining 1 bedroomed annexe and paddock.
Near Lampeter, West Wales*



Bryngwalia, Gorsgoch, Llanybydder, Ceredigion. SA40 9TE.

REF: R/3053/LD

£330,000

*** No onward chain - Investment opportunity *** A recently refurbished and substantial 4 bedroomed, 2 bathroomed Village residence *** Adjoining 1 bedroomed annexe (currently tenanted with potential for additional) *** A home with an income - Potential as Airbnb

*** Oil fired central heating, double glazing and good Broadband available *** Modern kitchen and bathrooms - Ready to move into

*** Extensive plot of around 0.5 of an acre with rear paddock *** Stables with useful log and fuel store *** Ample off street parking and attached garage

*** Popular and convenient centre of Village location - A short distance to Llanybydder and Lampeter *** A 20 minute drive to the Cardigan Bay Coast at New Quay *** Looking for that perfect Family home or for income potential *** Contact us today to view

LOCATION

The property is located within the popular rural Village Community of Gorsgoch with Places of Worship and neighbouring the Village Hall, some 4 miles distance from the popular Teifi Market Town of Llanybydder offering a good range of local amenities including Doctors Surgery, Chemist, Shops, etc., some 5 miles distant from the University and Market Town of Lampeter with a comprehensive range of shopping, schooling and administrative facilities, being within a 20 minute drive from the Ceredigion Heritage Coastline renowned for its sandy beaches and secluded attractive coves.

GENERAL DESCRIPTION

Here we have a highly appealing lifestyle opportunity to acquire a substantial 4 bedroomed Family home with an adjoining 1 bedroomed annexe that is currently tenanted. The property offers great income potential and further figures are available via the Sole Selling Agents.

We are informed the land extends to around 0.5 of an acre or thereabouts and enjoys a rear paddock with stables.

Its enjoys a convenient centre of Village location but yet being a short distance to nearby Towns.

The accommodation at present offers more particularly the following:-

THE MAIN RESIDENCE

RECEPTION HALL

With access via a composite front entrance door, staircase to the first floor accommodation, radiator.

LIVING ROOM

17' 3" x 14' 2" (5.26m x 4.32m). With radiator, open fireplace with potential for a wood burner/multi fuel stove.



KITCHEN

19' 1" x 11' 11" (5.82m x 3.63m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space, plumbing and space for automatic washing machine, double aspect windows over the rear garden, UPVC rear entrance door, tiled flooring.



GROUND FLOOR BEDROOM 1

14' 10" x 10' 4" (4.52m x 3.15m). Potential Annexe. With separate UPVC entrance door, access to the loft space, radiator.



EN-SUITE WET ROOM

With low level flush w.c., wet room shower facilities, pedestal wash hand basin, radiator, extractor fan.



FRONT LANDING

Leading to

BEDROOM 2

11' 5" x 7' 1" (3.48m x 2.16m). With radiator.



BATHROOM

Having a modern 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



BEDROOM 3

14' 4" x 12' 2" (4.37m x 3.71m). With radiator.



REAR LANDING

With laundry cupboard.

BEDROOM 4

16' 1" x 11' 2" (4.90m x 3.40m). With radiator.



ADJOINING ANNEXE



OPEN PLAN KITCHEN/DINER

16' 9" x 14' 7" (5.11m x 4.45m). Accessed via a UPVC rear entrance door, fully fitted kitchen.



SHOWER ROOM

9' 5" x 8' 6" (2.87m x 2.59m). Having a 3 piece suite comprising of a corner shower cubicle, low level flush w.c., pedestal wash hand basin.



ANNEXE BEDROOM

11' 8" x 10' 2" (3.56m x 3.10m). With radiator.



ANNEXE GARDEN

Fenced in terraced garden area laid to lawn.

EXTERNALLY

RANGE OF OUTBUILDINGS

Comprising of:-

STABLES

With two loose boxes.



PADDOCK (SECOND IMAGE)



REAR PADDOCK (THIRD IMAGE)



OUTHOUSES

FUEL STORE

LOG STORE

ATTACHED GARAGE

18' 0" x 15' 0" (5.49m x 4.57m).

REAR PADDOCK

The property enjoys an extensive plot of around 0.5 OF AN ACRE that has been laid to a lawned area and being well fenced. This could easily house a small Pony or to be used as an extensive Family garden. In all backing onto open country fields.



PARKING AND DRIVEWAY

An extensive parking area lies to the front of the property with parking for up to six vehicles.

REAR OF PROPERTY



AGENT'S COMMENTS

A substantial Family home in a convenient and popular Village location.

RENTAL INCOME

Rental figures are available to bona fide interested Parties.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The is listed under the Local Authority of Ceredigion County Council. Council Tax Band property - 'D'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available. External boiler (oil fired central heating system).

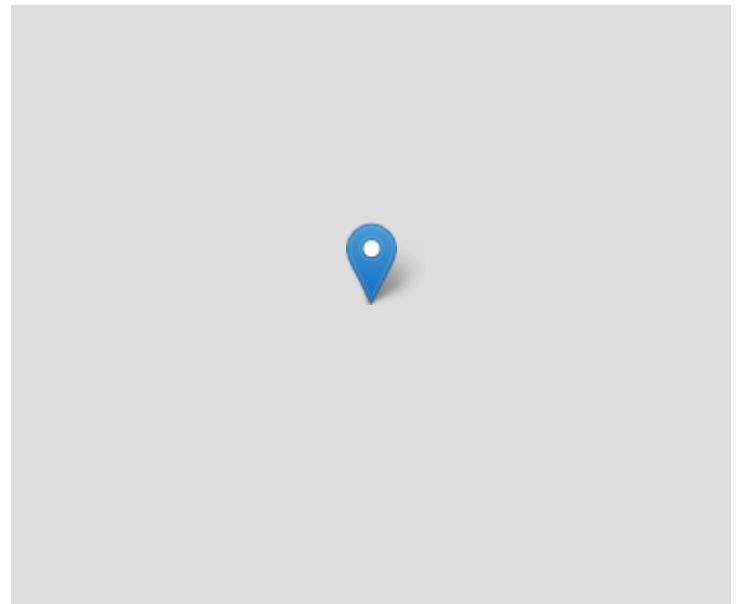
Directions

From Lampeter take the A475 Newcastle Emlyn road. Once reaching the Village of Drefach turn right signposted Cwrtnewydd. Continue through the Village of Cwrtnewydd and proceed to Gorsgoch. The property can be found on your right hand side beside the Village Hall.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages



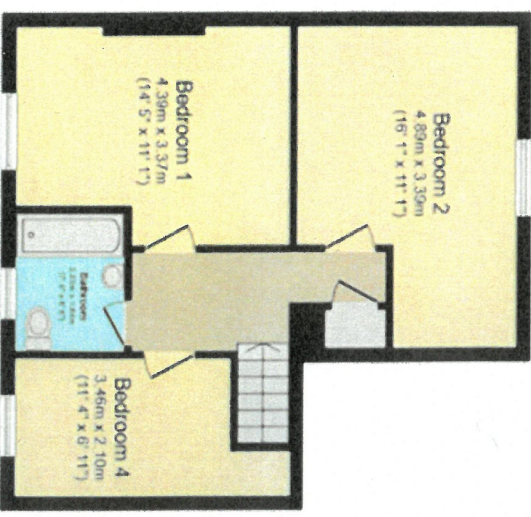
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor

Floor area 139.4 sq.m. (1,500 sq.ft.) approx



First Floor

Floor area 48.0 sq.m. (517 sq.ft.) approx