

A most attractive 2 bed detached bungalow set in approx 8 ACRES of its own grounds. Secluded rural location. Near Llanarth, New Quay - West Wales.



Parcau Isaf Pencae, Llanarth, Ceredigion. SA47 0QW.

£350,000

Ref A/5385/ID

****LOOKING FOR PEACE AND TRANQUILITY ? LOOK NO FURTHER ! **A most attractive 2 bed detached bungalow set in 8 acres of its own grounds**Un-spoilt rural aspect**Located on a private farm track**Agricultural occupancy restriction**Only a 10 minute drive to the Cardigan Bay coastline at New Quay**An abundance of nature and wildlife**Double glazing throughout**LPG gas fired central heating****

The property comprises of front lounge, kitchen, dining room, utility room, bathroom, 2 double bedrooms.

The main feature of this property is its rural yet not remote location. The property is located on a private track in a stunning rural setting. Only some 2 miles from the village community of Llanarth which offers an excellent range of local amenities including shop, post office, primary school, public house/hotel, garden centre, filling station, places of worship and on a bus route. Some 4 miles from the popular coastal resort and seaside fishing village of New Quay and only some 6 miles from the Georgian Harbour town of Aberaeron with its array of pubs, restaurants, cafes etc.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GENERAL

We are informed the property was constructed some 50 years ago of timber frame construction under a tiled roof.

The property now benefits from upvc double glazing surround and LPG central heating.

The current owners have invested in clearing some of the ground and installation of a new shower. The owners are moving due to work commitments.

The Accommodation provides -

Open Plan Lounge/Kitchen/Dining Area

19' 5" x 9' 8" (5.92m x 2.95m) (max) via hardwood door into lounge area, fireplace housing a recently installed multi fuel stove on a raised tiled hearth with attractive timber surround, dual aspect double glazed windows to front and side, 2 central heating radiators. Leading through to -



Kitchen Area

With a range of fitted base and wall cupboard units with laminate working surfaces above, ceramic single drainer sink with hot and cold taps, recently installed cream gas cooker with 4 ring gas hob above, fitted cupboard units and cupboard housing an LPG Gas fired boiler, double doorway into -





Rear Utility Room/Boot Room

With red quarry tiled flooring, dual aspect windows to rear and side.



Bathroom

9' 10" x 7' 0" (3.00m x 2.13m) with a four piece white suite comprising recently installed corner shower unit with Triton electric shower above, upvc lined boards behind, panelled bath with mixer tap, pedestal wash hand basin, dual flush w.c. 2 double glazed windows to rear, exposed timber flooring.



Rear Bedroom 1

11' 9" x 10' 0" (3.58m x 3.05m) with double glazed window to rear, central heating radiator, double doors into -





Bedroom 2

10' 0" x 11' 7" (3.05m x 3.53m) with double glazed window to front, central heating radiator, double doors.



EXTERNALLY

GARDEN AND GROUNDS

The property sits in approximately 8 ACRES of gardens and grounds which has been left to nature, ideal for those with conservation interests in mind.

There is a wealth of local wild life and habitats and the land has been unspoilt. There is extensive garden areas which surround the property enhancing the rural surroundings.

The land is intersected by a small brook and is bordered by the source of the River Llethi providing a small stream border.





DETACHED OUTBUILDING

With water and power connected of block construction under a corrugated roof.



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.

PLEASE NOTE

The property is subject to an AGRICULTURAL OCCUPANCY TIE which states that the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed in the locality in agriculture/horticulture as defined in Section 290(1) of the Town and County Planning Act 1971, or in forestry (including any dependents of such a person residing with them, or a widow or widower of such a person).

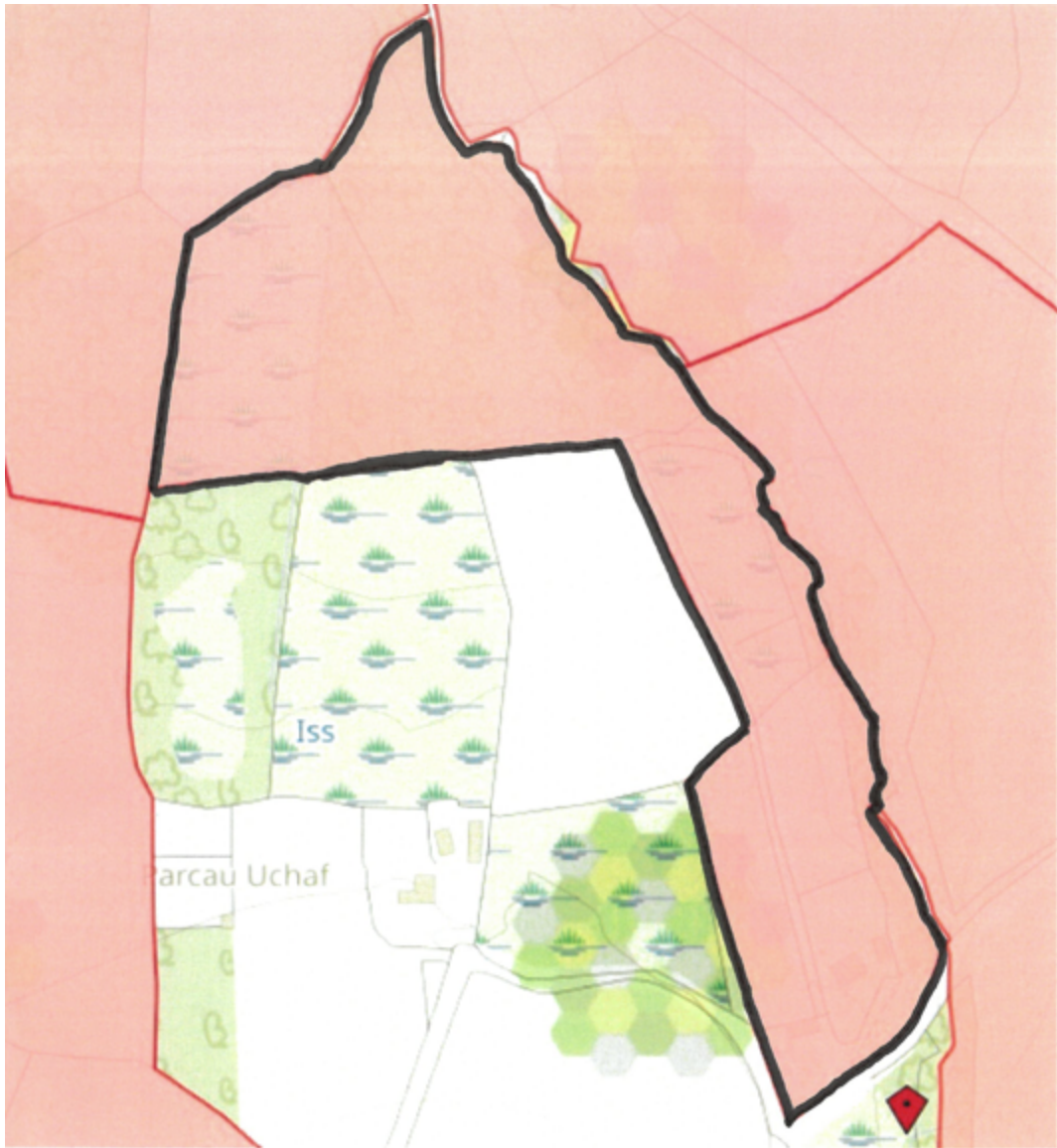
TENURE

The property is of Freehold Tenure.

Services

We are informed that the property benefits from mains water and electricity. Private drainage. LPG Gas fired central heating. Superfast broadband.

Council Tax Band D (Ceredigion County Council).



● - Boundary

FOR IDENTIFICATION
PURPOSES ONLY

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: E (47)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

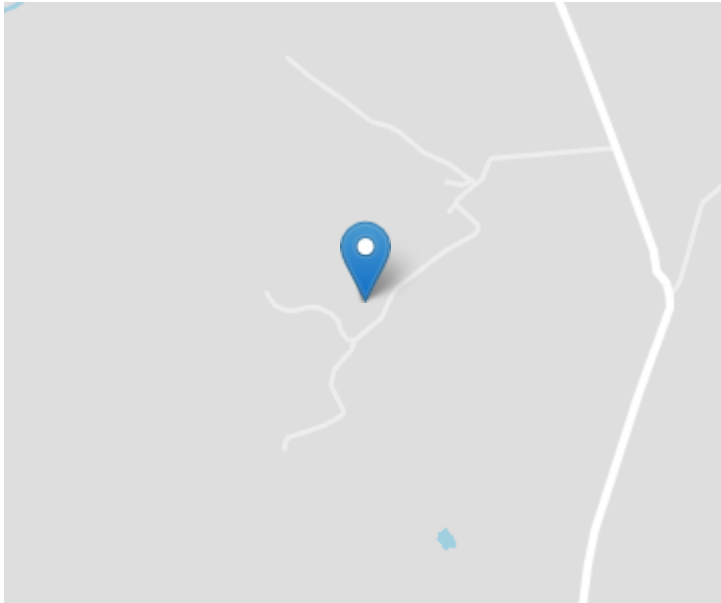
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Aberaeron proceed South West on the A487 coast road as far as the village of Llanarth. Drive through the village, up hill and you will see The Llanina Arms Hotel on your right hand side just before the filling station, turn left up alongside the primary school, keep on this road for 1½ miles or so passing through the hamlet of Pencae and you will see galvanised railings with a welsh water sign on your right hand side and sign posted Nantmeddal farm, turn right down this farm track, bear left until you get to Nantmeddal farm, you will drop down this track and there will be a gate. (If you can open and close this gate), enter the field, (you will see a further gate which you will need to again open and close) you will then drop further down into the valley and proceed over a ford, continue up the road and Parciau Isaf will be the 1st property on the right hand side.

Please navigate this track with care and the Agent will meet you at the top of the drive and you can follow the agent from there.

what3words - binder.registry.shoelaces

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(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 property please contact :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS