

A well situated residential smallholding (9.286 acres) in the Upper Dulas Valley, 1.5 miles from the village of Llanddewi Brefi and 2.5 miles south of Tregaron, West Wales



Ystrad Llanio, Llanio Road, Tregaron, Ceredigion. SY25 6UW.

£650,000

A/ 5397/AM

*** A beautifully positioned residential holding of 9.286 acres or thereabouts *** 5 bedrooms, 2 reception rooms, family bathroom and ground floor shower/wc. *** Good range of outbuildings, including stable, kennels, workshop, garaging and healthy productive, level pastures ***

*** Within easy and close proximity to local amenities of the area *** Aberystwyth is 18 miles to the north, Lampeter 8 miles to the south *** The market town of Tregaron, some 2.5 miles distant *** Within easy and close proximity to local amenities of the area ***



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GENERAL

A beautifully positioned residential holding of 9.286 acres or thereabouts. The property offering very comfortable 4/5 bedroomed country dwelling house, together with a good range of outbuildings, including stable, kennels, workshop, garaging and healthy productive, level pastures, set off the A485 Lampeter to Tregaron road.

The property provides hall, cloakroom with shower/wc., study, ground floor bedroom. Kitchen, Living room, Dining room, Lounge. On the first floor are 4 further bedrooms, family bathroom.

Within easy and close proximity to local amenities of the area.

A significant country property which extends in total to 9.286 acres or thereabouts comprising a beautifully situated country holding, close to the Teifi Valley and within the foothills of the Cambrian Mountains. The property is within easy access of the villages of Llangetho, Llanddewi Brefi and Llangybi with the larger market town of Tregaron within 2.5 miles, Aberystwyth and Lampeter both within easy commuting distance with a wide range of facilities.

The residence is detached and well appointed, having an oak kitchen, 2 bathrooms, up to 5 bedrooms with spacious family proportioned accommodation benefiting double glazing and oil fired central heating.



LOCATION

Aberystwyth is 18 miles to the north, Lampeter 8 miles to the south. The market town of Tregaron, some 2.5 miles distant. Within easy and close proximity to local amenities of the area.



RECEPTION HALL

Accessed via Oak entrance door. Oak flooring.



KITCHEN/DINER

23' 6" x 13' 6" (7.16m x 4.11m) overall in open plan. With fully tiled floor. Hotpoint appliances including 4 ring hob, electric fan oven, microwave and grill. 1.5 bowl sink unit. Dishwasher space.



GROUND FLOOR BEDROOM 5

13' 3" x 6' 9" (4.04m x 2.06m) with radiator.

STUDY

8' 9" x 8' 3" (2.67m x 2.51m)



CLOAKROOM

With shower cubicle and electric shower unit. W.C. Oil fired central heating boiler running domestic systems.

LIVING ROOM

13' 3" x 23' 3" (4.04m x 7.09m) into bay with fireplace.



SITTING ROOM

13' 9" x 13' 9" (4.19m x 4.19m) with feature fireplace.



REAR HALLWAY

With rear entry door to courtyard.

FIRST FLOOR

LANDING

Approached via internal timber staircase.





BEDROOM 1

012' 9" x 11' 3" (3.89m x 3.43m) with cast iron feature fireplace. Double panelled radiator.



BEDROOM 2

13' 7" x 9' 9" (4.14m x 2.97m)



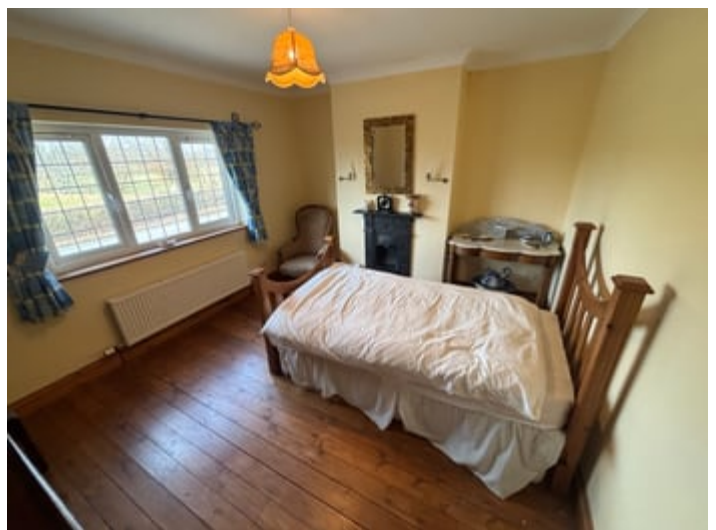
BEDROOM 3

With panelled bath, low level flush w.c., pedestal wash hand basin. Double panelled radiator. Shaver light.



BEDROOM 4

15' 8" x 9' 8" (4.78m x 2.95m) with double panelled radiator.



BEDROOM 5

11' 3" x 13' 2" (3.43m x 4.01m) with radiator.



EXTERNALLY

The property has its own wrought iron gated driveway with matching railings and front patio. Flower beds.

To the side, various paths serve the rear courtyard which has

parking and availability for a number of vehicles.

The range of buildings comprise as follows:-

DETACHED GARAGE

30' 0" x 18' 0" (9.14m x 5.49m) with electric and up and over door.



FURTHER GARAGE

18' 3" x 8' 6" (5.56m x 2.59m)

REAR WORKSHOP AND STABLE

17' 0" x 16' 7" (5.18m x 5.05m)



RANGE OF KENNELS

YARD

Clean, tarmacadam yard.

GARDENS

Gardens easily maintained.

FRONT OF PROPERTY



REAR OF PROPERTY



THE LAND

The land is a particular feature of the property divided into 2 separate blocks. In total comprising in excess of 9 acres and could be further developed for alternative uses. This all combines to provide an attractive property as made available for the discerning buyer to create a very desirable country home.

The land is divided into 2 separate parcels as 3 separate enclosures, each healthy, useful pasture and with roadside frontage. All laid to grazing, securely fenced and with good access from the home paddock to the homestead for stables and animal management.

The land would be ideally used for a number of purposes and located in a sought after agricultural locality.

In total the property comprises 9.286 acres (3.757 ha)



AERIAL VIEW



AGENTS COMMENTS

The property can be described as well appointed, set within a commodious plot yet with easily managed gardens and attractive gated drive with railings. The courtyard lies to the rear of the property with a Bell Tower and useful range of outbuildings that are adaptable to a multitude of alternative uses, including workshops, storage, or smallholding/animal keeping or equestrian purposes.

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.

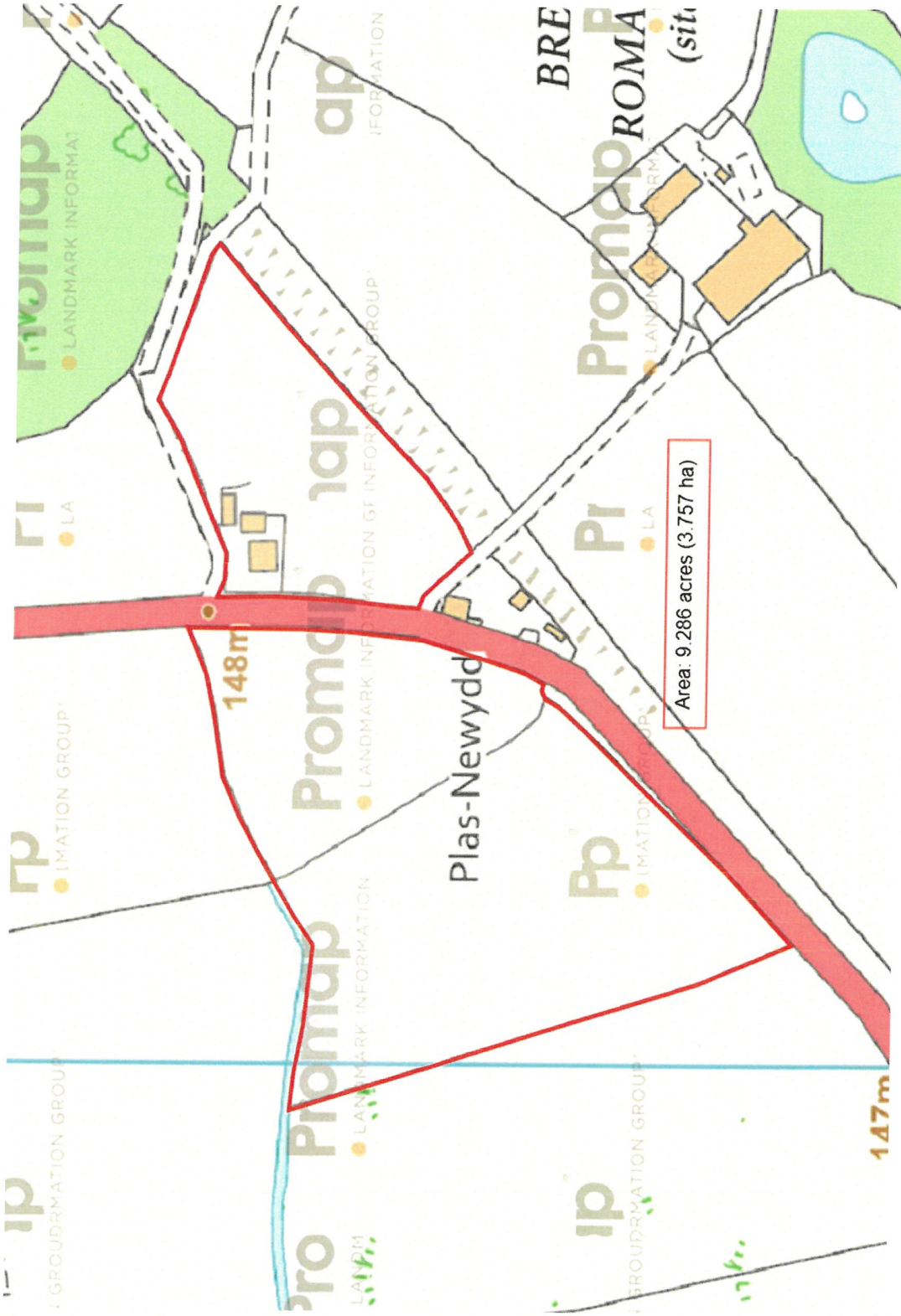
TENURE AND POSSESSION

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

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

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 throughout, telephone subject to B.T. transfer regulations, Broadband available.



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Associates:
Ian Davies, Associate MNAEA
Neville Thomas, Associate

For Identification Purposes Only

Council Tax: Band E

N/A

Parking Types: Driveway.

Garage. Gated.

Heating Sources: Oil.

Electricity Supply: Mains
Supply.

Water Supply: Mains
Supply.

Sewerage: Private Supply.

Broadband Connection

Types: FTTP.

Accessibility Types: Level
access.

EPC Rating: E (54)

**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

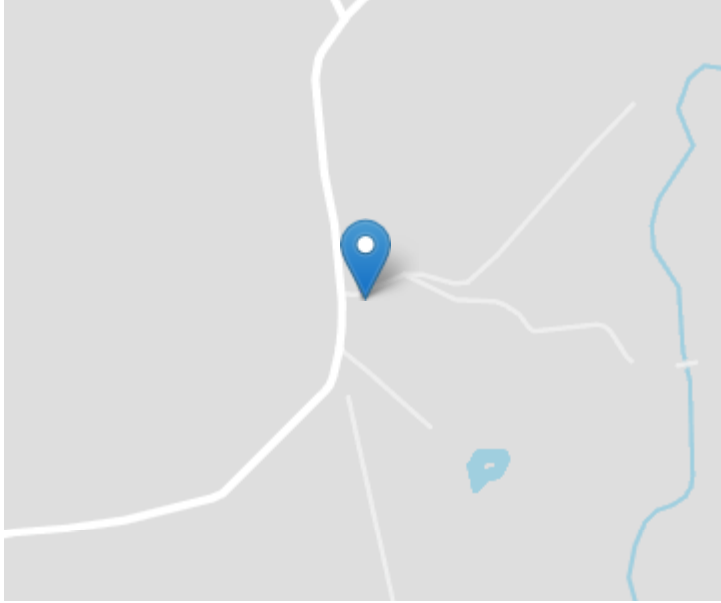
**The existence of any public
or private right of way?** No

Mobile Signal

4g

Construction Type

Cavity Block under slated roof



Directions


From Lampeter take the A485 towards Tregaron. Proceed through the village of Llanybi and continuing to Coxhead. Continue for a further 1/2 mile and the property will be seen set off the road on the right hand side just before reaching the B4576 junction as identified by the Agents 'For Sale' board.

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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