

Increasingly rare opportunity! Exciting re-development project. 3 bed dwelling set in some 4 acres of grounds. In the heart of the Ceredigion Countryside. Trefenter Near Aberystwyth/Aberaeron/Tregaron - West Wales.



Gors, Trefenter, Aberystwyth, Ceredigion. SY23 4HH.

£195,000

Ref A/5465/ID

An increasingly unique opportunity to acquire an exciting renovation projectTraditional character stone cottage**Set in 4 acres of land**Idyllic rural location**Peace and tranquility**Only a 20 minute drive to the Cardigan Bay coastline**Wealth of charm and character features throughout**Accessed along a quiet country lane**A GREAT OPPORTUNITY NOT TO BE MISSED ! **

The property comprises of ground floor - lounge, dining room, kitchen. First floor - 3 bedrooms, shower room and sep wc.

The property is situated on the foothills of Mynydd Bach, near the hamlet of Trefenter conveniently positioned between the larger villages of Bethania and Llangwyryrfon. The village relies on nearby Llanrhystud for its day to day needs including primary school, village shop and post office, mini supermarket, petrol station, local public houses, excellent public transport connectivity and access to the West Wales coastline. The university town of Aberystwyth is some 25 minutes drive from the property with a wider range of local amenities and services including regional hospital, Network Rail connections, National Library, Welsh Government and council offices, retail parks, traditional high street offerings, supermarkets, industrial estates and large scale employment opportunities.



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GROUND FLOOR

Local History

The property is situated on Mynydd Bach, which has cultural importance being connected to four notable poets from local villages who competed at the National Eisteddfod. They include: T. Hughes Jones (1895-1966), B. T. Hopkins (1897-1981), J. M. Edwards (1903-1978) and Edward Prosser Rhys (1901-1945). A stone memorial to these four sits just south of Trefenter, near Llyn Eiddwen.

Front Lounge

15' 5" x 14' 9" (4.70m x 4.50m) with quarry tiled flooring, economy 7 heater, windows to front and rear, open fireplace with exposed stone chimney breast and former bread oven, dog leg staircase to first floor, exposed beams to ceiling. Door into -



Dining Room

8' 3" x 15' 4" (2.51m x 4.67m) with sash window to front, economy 7 heater, exposed solid wood flooring, exposed beams to ceiling.





Kitchen

9' 0" x 9' 5" (2.74m x 2.87m) via steps leading down from lounge with slate tile flooring, free standing oak base cupboard unit with oak working surfaces above, Belfast sink and mixer tap, tiled splash back, economy 7 heating, partly exposed A frame beams, window to rear, hardwood exterior door.



FIRST FLOOR

Landing

Bedroom 1

7' 6" x 14' 8" (2.29m x 4.47m) with dormer window to rear with lovely rural views, exposed beams, exposed timber flooring.



Bedroom 2

7' 2" x 14' 8" (2.18m x 4.47m) with dormer window to rear. Door with steps leading down to





Passageway

3' 3" x 6' 9" (0.99m x 2.06m)

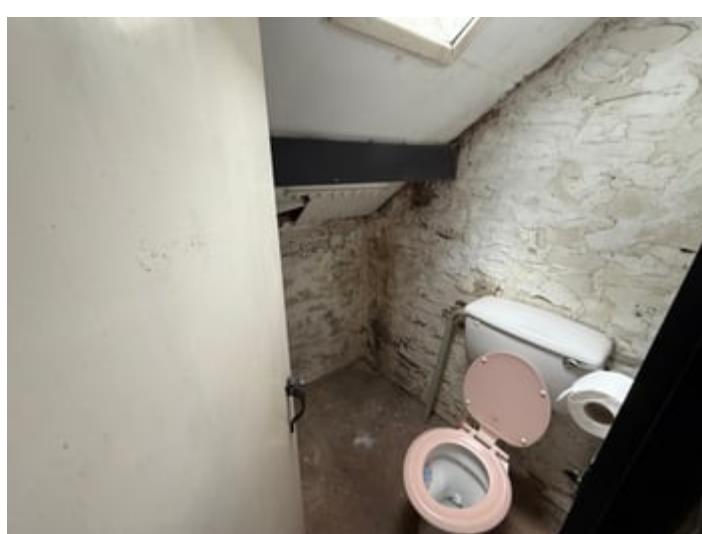
Bathroom

5' 9" x 5' 5" (1.75m x 1.65m) comprising of an enamel bath with hot and cold taps, Triton electric shower above, pedestal wash hand basin, double glazed window to rear.



Separate w.c

5' 2" x 5' 1" (1.57m x 1.55m) with low level flush w.c. velux window.



Bedroom 3

8' 7" x 14' 9" (2.62m x 4.50m) with double glazed window to rear, economy 7 heating, exposed beams.



EXTERNALLY

Store Room

13' 9" x 13' 8" (4.19m x 4.17m)

To The Front

The property is approached via quiet country lane. Leads to -

A derelict former stable block of stone construction with pull in parking to the rear.





The Land

The property sits in approximately 4 ACRES of ground that has not been maintained over the years, however offers prospective purchasers a great opportunity to improve the quality of the land.

We believe some parts would be suitable for grazing.



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.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also 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 Website, Facebook and Instagram Pages

Services

We are advised that the property benefits from mains water and electricity. Private drainage. Economy 7 heating.

Tenure Freehold.

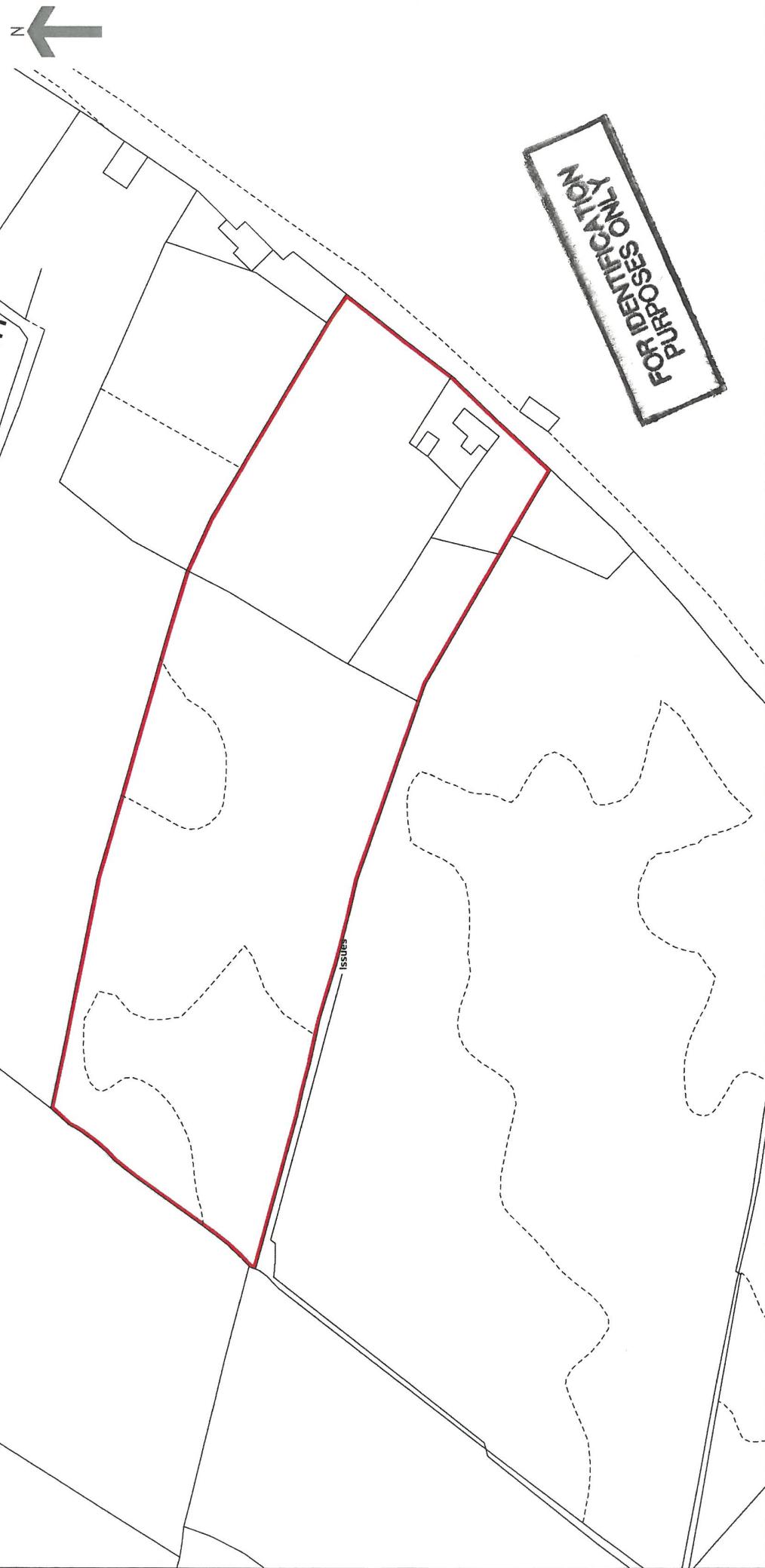
Council Tax Band D (Ceredigion County Council).



HM Land Registry
Official copy of
title plan

Title number **CYM563126**
Ordnance Survey map reference **SN6067SW**
Scale **1:1250** enlarged from **1:10000**
Administrative area **Ceredigion / Ceredigion**

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MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Private.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: G (13)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

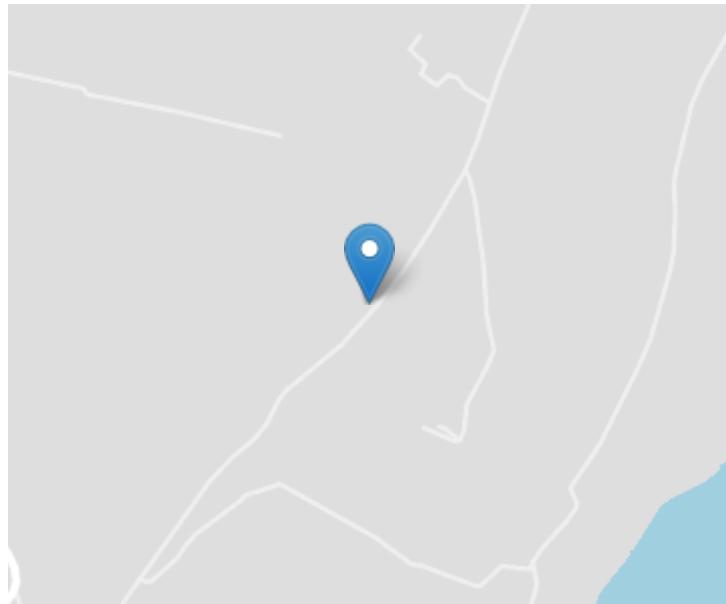
Any risk of coastal erosion? No

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	13	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Directions

The property is best approached from Aberaeron by taking the A487 north. Turn right on the B4577 signposted Penant/Tregaron and continue through the villages of Penant, Cross Inn and on reaching Bethania. Turn left onto the B4576 signposted Llangwyryfon. Continue for approximately 3 miles and after a sharp right hand turning for Trefenter (don't turn for Trefenter -follow the B4576) over the cattle grid onto Mynydd Bach and you will see the property on the left hand side.

Please note it may be best to follow the what 3 words navigation - dragonfly, whispers, prom.

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

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