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*Great Views!! An Pleasantly Positioned Smallholding With a refurbished 3 Bedroomed Farmhouse,  
Approx 4 Acres Of Land & A Range Of Outbuildings*



**Vaelog Villa, Llanfair Clydogau, Lampeter, Ceredigion. SA48 8NE.**

**REF: A/4829/AM**

**£349,000**

- \*\*\* Idyllically situated residential smallholding \*\*\* A refurbished and spacious Farmhouse \*\*\* Oil fired central heating and wood effect UPVC double glazing \*\*\*
- \*\*\* A smallholding of this stature won't be on the market for long \*\*\* Useful outbuildings - Stable block, general purpose barn and garage \*\*\* Approximately 4 acres of land \*\*\* Tarmacadamed gated driveway leading onto a spacious yard area with ample parking \*\*\* Lawned garden area to the front and side \*\*\*
- \*\*\* Peaceful rural location \*\*\* Within walking distance to Longwood Forest \*\*\* 4 miles from the University Town of Lampeter \*\*\* Breath-taking country views\*\*\*



## LOCATION

Llanfair Clydogau is a scattered rural Community with Community Post Office, Convenience Store, Places of Worship, located on a regular Bus Route on the B4343 Tregaron to Lampeter Road. The University Town of Lampeter is within 4 miles, with the Market Town of Tregaron, to the North, within approximately 6 miles. The Administrative, Employment and Leisure Towns of Carmarthen, Aberystwyth and Aberaeron are all within easy commuting distance.

## GENERAL DESCRIPTION

Vaelog Villa provides potential Purchasers with an unique opportunity of acquiring an idyllically situated 3 bedroomed smallholding with approximately 4 acres of improvable pasture land, being ideal for keeping some Animals, with its various outbuildings and conveniently sized enclosures, all having gated access, and with plenty of shelter.

The property itself benefits from oil fired central heating and wood effect UPVC double glazing throughout.

This smallholding provides an ideal opportunity for acquiring a conveniently and pleasantly located homestead that will not be on the market for long.

The accommodation at present offers the following:-

### CONSERVATORY/ENTRANCE HALL

9' 11" x 7' 3" (3.02m x 2.21m). Of UPVC and brick construction, with quarry tiled floor.



### LIVING ROOM

15' 2" x 15' 5" (4.62m x 4.70m). Access via a UPVC half glazed front entrance door, brick feature fireplace with built-in multi fuel stove. Newly laid carpet, two radiators, staircase to the First Floor.



### DINING ROOM

8' 6" x 15' 6" (2.59m x 4.72m). With radiator and a newly laid carpet.





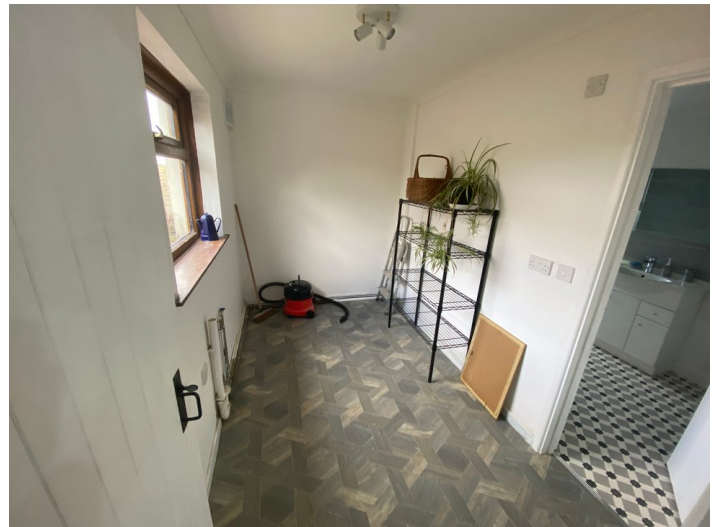
## KITCHEN

13' 7" x 12' 9" (4.14m x 3.89m). A fitted Kitchen with floor cupboards, 1 1/2 bowl single drainer sink unit with mixer tap, space for fridge, Rayburn Range (operation not confirmed), 'logik' oven with a 4 ring electric hob and extractor fan over. Plumbing for an automatic dishwasher. Rear access to the rear porch.



## UTILITY ROOM

10' 6" x 6' 3" (3.20m x 1.91m). With plumbing for an automatic washing machine, radiator.



## BATHROOM

10' 9" x 6' 0" (3.28m x 1.83m). A three piece suite comprising of a panelled bath with shower attachment over, low level flush W.C., vanity unit with wash hand basin, access to loft space, understairs cupboard.





## REAR PORCH

With quarry tiled floor, of part UPVC construction, half glazed rear entrance door.

## FIRST FLOOR

### LANDING

Access to loft space.



### BEDROOM

10' 7" x 15' 7" (3.23m x 4.75m) Carpet flooring, built in wardrobe. Enjoying views over the Teifi Valley and the surrounding countryside.



### BEDROOM 2

6' 5" x 8' 11" (1.96m x 2.72m) With radiator.



### BEDROOM 3

7' 5" x 11' 10" (2.26m x 3.61m) With radiator.



### BATHROOM

7' 4" x 3' 2" (2.24m x 0.97m) With a low level flush W.C., wash hand basin, shower cubicle and a heated towel rail.



## EXTERNALLY

### ADJACENT STORE/BOILER ROOM

10' 4" x 6' 9" (3.15m x 2.06m). Of block and corrugated iron



construction, concrete flooring, electricity connected, housing the oil fired central heating boiler running all domestic systems.



### **DETACHED GARAGE**

15' 0" x 12' 3" (4.57m x 3.73m). With concrete flooring, electricity connected, up and over door.

### **GARDEN**

Located to the front and rear of the property, being laid to lawn, being easily maintained, and providing great outdoor space to enjoy the views to the front.



### **FUEL STORE/STABLE**

15' 0" x 12' 3" (4.57m x 3.73m). With concrete flooring.

### **STABLE BLOCKS**

Recently re-roofed. Split into 2 separate stables with the following measurements:-

### **YARD AREA**

Accessed via a gated tarmacadamed driveway leading onto the spacious yard area, giving access to all outbuildings, the main farmhouse and onto the land. Ample parking for several vehicles and horse boxes.





**STABLE 1**

25' 4" x 14' 0" (7.72m x 4.27m). With concrete flooring, split into two enclosures.

**STABLE 2**

14' 10" x 10' 2" (4.52m x 3.10m). With stable doors.

**LEAN-TO LOOSE BOX**

10' 2" x 6' 8" (3.10m x 2.03m).

**KENNELS**

7' 0" x 6' 2" (2.13m x 1.88m). With stable door.

**GENERAL PURPOSE BARN**

28' 0" x 19' 0" (8.53m x 5.79m) Hard standing flooring with double doors to the front.

**THE LAND**

The land is positioned to the side of the rear and side of the residence with potential to be divided into a number of paddocks. the land has easy access either from the yard or road side gated access. The land is 4 acres approx and currently stock fenced and with natural shelter. Ideally used for the keeping of livestock.



## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council and has the following charges.  
Council Tax Band: 'D'.

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, wood effect UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available.

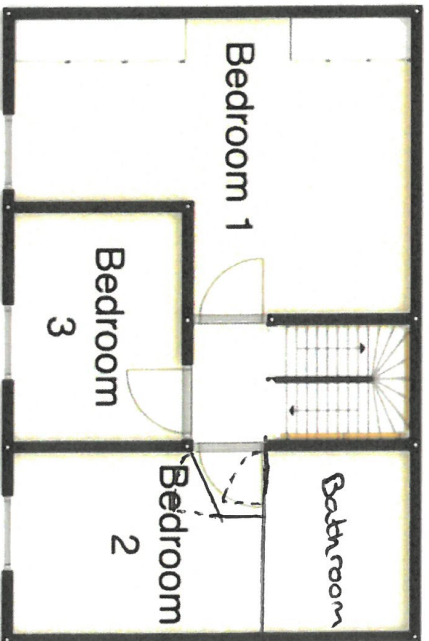
## Directions

From Lampeter take the A485 Tregaron Road to Llangybi. Turn right by the square, opposite the Village Shop, for Llanfair Clydogau. Proceed for approximately 1 mile, up the hill, and Vaelog Villa will be on your right hand side, before reaching the Forestry Picnic Site, 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](mailto:lampeter@morgananddavies.co.uk)







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