

An edge of village smallholding with a spacious 3 bedroomed farmhouse. Set within 9.835 acres, Bronant, Near Aberystwyth, West Wales.



Aelybryn, Bronant, Aberystwyth, Ceredigion. SY23 4TG.

£449,000

Ref: A/5395/AM

*** No onward chain *** A perfect edge of village smallholding *** In a sought after location *** Oil fired central heating *** A great family home *** Ready to create your very own smallholding *** East facing ***

*** Set peacefully within its own land of 9.835 acres *** Garage and storage sheds ***

*** Edge of popular Village location - Conveniently located 9 miles from Aberystwyth *** Sense of the country yet the convenience of Village life *** Magnificent views over the Camddwr Valley *** Viewings highly recommended *** Contact us today to view



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Location

Bronant is a scattered rural Village Community in Mid Ceredigion, within easy commuting distance to the University Town Coastal Resort and Administrative Centre of Aberystwyth, approximately 9 miles, 7 miles to the Market Town of Tregaron, within easy reach of the University Town of Lampeter and the Georgian and Harbour Town of Aberaeron, and just a 35 minute drive North from the County Town of Carmarthen. The property is located on the edge of the popular Village of Bronant with Junior School and Places of Worship

General Description

The placing of Aelybryn on the open market provides the prospective buyers a rare opportunity to create a smallholding is a sought after location on the edge of the peaceful village of Bronant, while being private and not overlooked. the property benefits from having comfortable 3 bedroom accommodation and oil fired central heating.

The land is divided into well sized paddocks with stock proof fenced both along the boundaries and internally with the benefit of having roadside access.

The property at present offers more particularly the following:



Side Porch

Access via a half glazed UPVC entrance door. Cloakroom off with a low level flush W.C., and a wash hand basin.



Kitchen

12' 0" x 9' 10" (3.66m x 3.00m) A fully fitted kitchen with wall and floor units with worktop surface over. Stainless steel sink with drainer unit and cooking point. Under stair pantry and serving hatch through to the dining/living room. UPVC half glazed rear entrance door.



Living/Dining Room

21' 7" x 13' 2" (6.58m x 4.01m) With a feature claygate functional fireplace. Front entrance door leading to the conservatory. Radiator.





Conservatory

25' 3" x 6' 0" (7.70m x 1.83m) With a fully glazed entrance door leading to the garden. Two radiators.



First Floor

Approached via a solid staircase from the hallway with an airing cupboard housing a copper cylinder tank. Access to loft.

Bedroom 1

11' 10" x 11' 0" (3.61m x 3.35m) with a pedestal wash hand

basin and radiator.



Bedroom 2

11' 5" x 10' 0" (3.48m x 3.05m) with radiator.



Bedroom 3

9' 4" x 6' 3" (2.84m x 1.91m) With radiator.



Family Bathroom

8' 8" x 8' 7" (2.64m x 2.62m) 'L' shaped bathroom. A three piece of a panel bath with an electric shower over, wash hand

basin and a low level flush W.C. Radiator.



Externally

Boiler room

8' 9" x 3' 6" (2.67m x 1.07m) With a Worcester oil fired boiler. Space and plumbing for a washing machine.

Storerooms

2 individual store rooms with a low level flush W.C.



Garage

10' 0" x 18' 0" (3.05m x 5.49m) Block construction with an up and over garage door.



Driveway and Parking

The property has a private tarmac driveway leading up to the side of the property which also has ample parking.



Garden



To the front and side of the property lies a level lawned garden area. A rear courtyard area.

The land

The property as a whole extends to 9.835 acres with the dwelling set in the middle of the land. The land to the front

of the property is level with gently sloping to the rear of the property but is still easily accessible for machinery. The land is spilt into manageable paddocks, with stock proof fencing and mature hedgerows acting as natural shelters. Easily accessible with roadside access. The land is suitable for a wide range of uses from livestock to horticulture.



Tenure and Possession

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

Council Tax

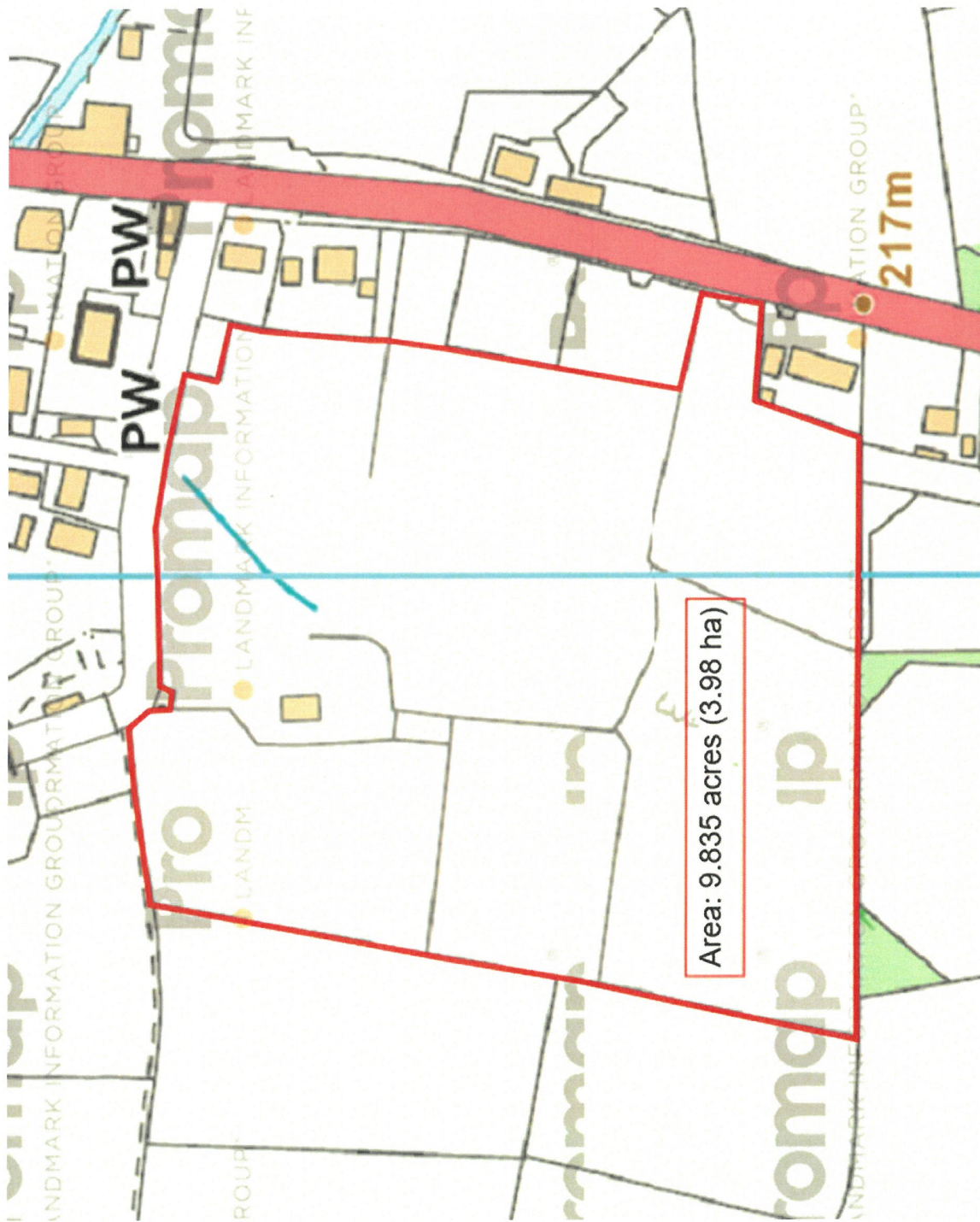
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'E'

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.

Services

We are informed that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, double glazing. Telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



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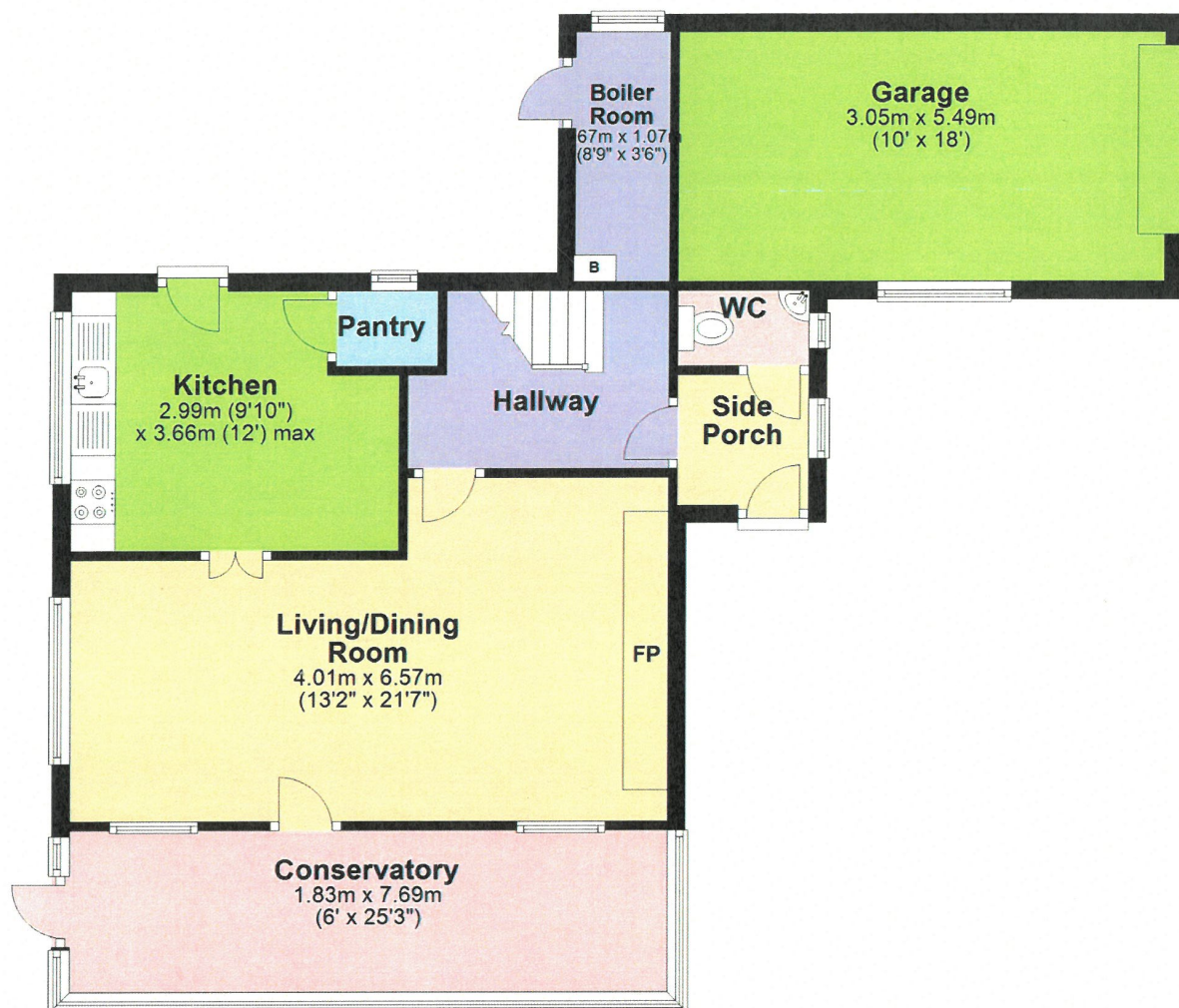
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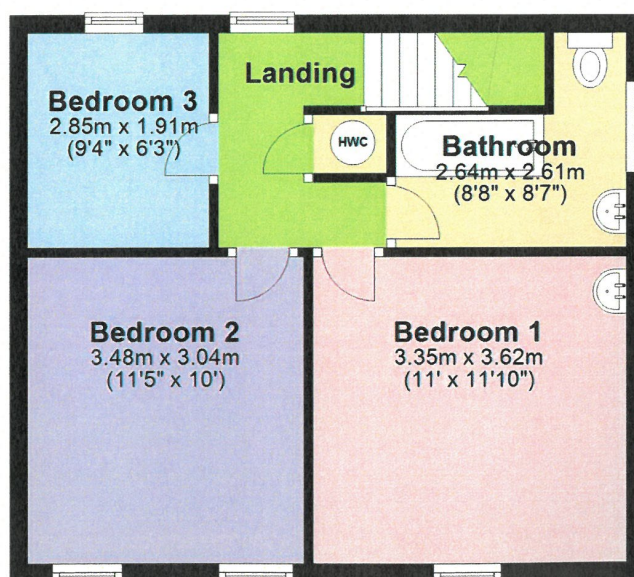
Ground Floor

Approx. 77.7 sq. metres (836.5 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



Total area: approx. 118.4 sq. metres (1274.1 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Aelybryn, Bronant, Aberystwyth

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Garage. Off Street. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Construction Type

Stone

EPC Rating: F (27)

Has the property been flooded in last 5 years? No

Flooding Sources: None.

Any flood defences at the property? No

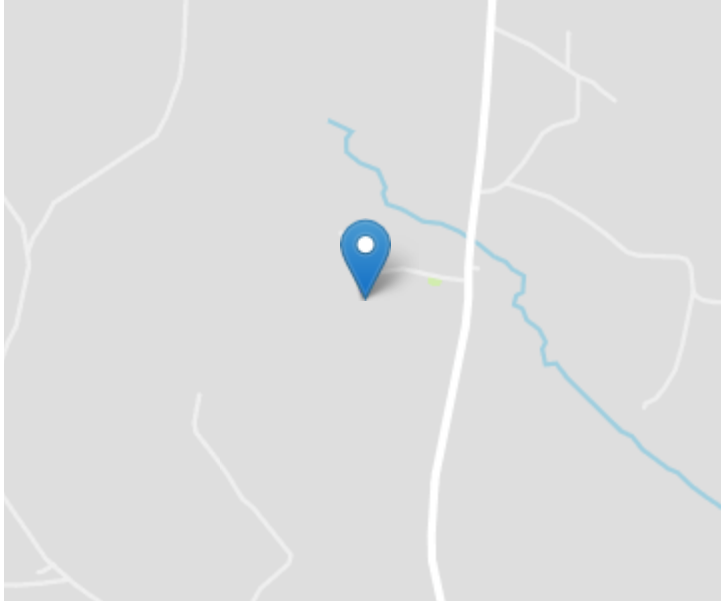
Any risk of coastal erosion? No

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


The property is best approached from the South via Tregaron on the A485. Proceed through the Village of Bronant. As you prepare to leave the Village a Chapel will be on your left hand side. Take the left hand turning beside the Chapel and the entrance to Bronhelyg will be the last on your left hand side, as identified by the name sign.

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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(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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