

A delightful and sought after residential smallholding of approximately 7.5 acres. Within easy reach of Aberystwyth, Tregaron, Lampeter and Aberaeron, West Wales



Windrush Lodge, Blaenpennal, Aberystwyth, Ceredigion. SY23 4TW.

£450,000 Offers in Region of

REF: A/5563/LD

*** A pleasantly positioned residential smallholding *** Sought after bungalow offering 2 bedrooomed, 2 bathroomed accommodation *** In need of general modernisation and updating but offering comfortable living accommodation *** Timber framed double glazing and oil fired central heating *** Set in its own land of approximately 7.5 acres *** Private edge of Hamlet location

*** Gravelled gated driveway with ample parking and turning space *** Detached concrete built double garage *** Useful outbuildings - Garden shed and greenhouse *** Lawned areas with large gravelled patio area *** Approximately 7.5 acres of grazing land being gently sloping to level in nature - Fenced and gated with good roadside access

*** Perfect lifestyle/country smallholding in a rural but convenient location *** Located in the scattered rural Community of Blaenpennal *** Just 5 miles from the Market Town of Tregaron and 15 miles South from the University Town of Aberystwyth



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CARMARTHEN
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LOCATION

Located in the scattered rural Community of Blaenpennal, just 5 miles from the Market Town of Tregaron, 15 miles South from the University Town Coastal Resort and Administrative Centre of Aberystwyth and 1 mile from the A485 Tregaron to Bronant road.

GENERAL DESCRIPTION

A pleasantly positioned residential smallholding with a contemporary styled detached bungalow offering 2 bedrooomed, 2 bathrooomed accommodation along with 3 useful reception rooms.

Externally it sits within its own land of approximately 7.5 acres split into two large enclosures having roadside access points. The property enjoys an edge of Hamlet location with a gravelled gated driveway that leads onto a concrete built double garage and a useful range of outbuildings such as a greenhouse and garden shed.

In all a highly desirable property in a sought after location, being private but not isolated, and offering great potential.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

OPEN FRONTED PORCH

Leading to

RECEPTION HALL

With solid front entrance door with side glazed panel, radiator.



LIVING ROOM

15' 4" x 11' 6" (4.67m x 3.51m). With an impressive brick fireplace with slate hearth, radiator.



DINING ROOM

15' 6" x 13' 5" (4.72m x 4.09m). With radiator, double aspect windows.



DINING ROOM (SECOND IMAGE)



BEDROOM 2

12' 0" x 11' 7" (3.66m x 3.53m). With radiator, double aspect windows.



BEDROOM 1

15' 4" x 11' 6" (4.67m x 3.51m). With radiator.



SHOWER ROOM

A fully tiled suite comprising of a shower cubicle, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.

BATHROOM

12' 1" x 8' 3" (3.68m x 2.51m). A fully tiled contemporary styled suite comprising of a corner bath, low level flush w.c., double pedestal wash hand basin, radiator, extractor fan.



KITCHEN

12' 2" x 11' 8" (3.71m x 3.56m). An Oak fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit, Stanley oil fired Range running the hot water, heating and cooking systems, eye level electric oven, 4 ring hob, tiled flooring, double aspect windows, access to the loft space.



KITCHEN (SECOND IMAGE)



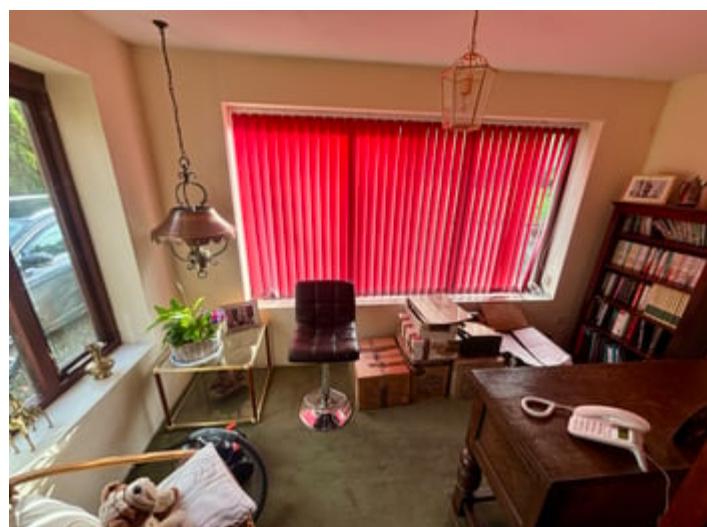
SITTING ROOM

12' 6" x 11' 6" (3.81m x 3.51m). With radiator.



SUN ROOM

12' 2" x 6' 8" (3.71m x 2.03m). Overlooking the front garden and paddock.



REAR HALL

With rear entrance door, tiled flooring.

UTILITY ROOM

12' 8" x 5' 4" (3.86m x 1.63m). With fitted units, stainless steel sink and drainer unit, plumbing and space for automatic washing machine, radiator, tiled flooring.



EXTERNALLY

DETACHED GARAGE

24' 0" x 16' 0" (7.32m x 4.88m). Of concrete construction with double up and over door, side service door, concrete flooring.



USEFUL OUTBUILDINGS

Comprising of

GREENHOUSE

10' 0" x 8' 0" (3.05m x 2.44m).



POTTING SHED

8' 0" x 6' 0" (2.44m x 1.83m). In need of dismantling.

GARDEN SHED

8' 0" x 10' 0" (2.44m x 3.05m).

GARDEN

The property enjoys a mature garden area with the bungalow centrally positioned. The garden enjoys a mature hedge boundary being private and not overlooked. It also enjoys a good range of mature shrubs and trees.



GARDEN (SECOND IMAGE)

THE LAND

In total the property sits within its own land of approximately 7.5 acres split into two well managed enclosures being gently sloping to level in nature. The land is fenced and enjoys a gated access point.



LAND (SECOND IMAGE)



TALL TREES

A small parcel of land having permission granted for a static caravan/mobile home and now having confirmation from the Council of its own address, being Tall Trees, Blaenpennal, Aberystwyth, Ceredigion. SY23 4TW.



REAR OF PROPERTY



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. 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.

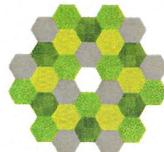
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating via a Stanley Range, wood framed double glazing.

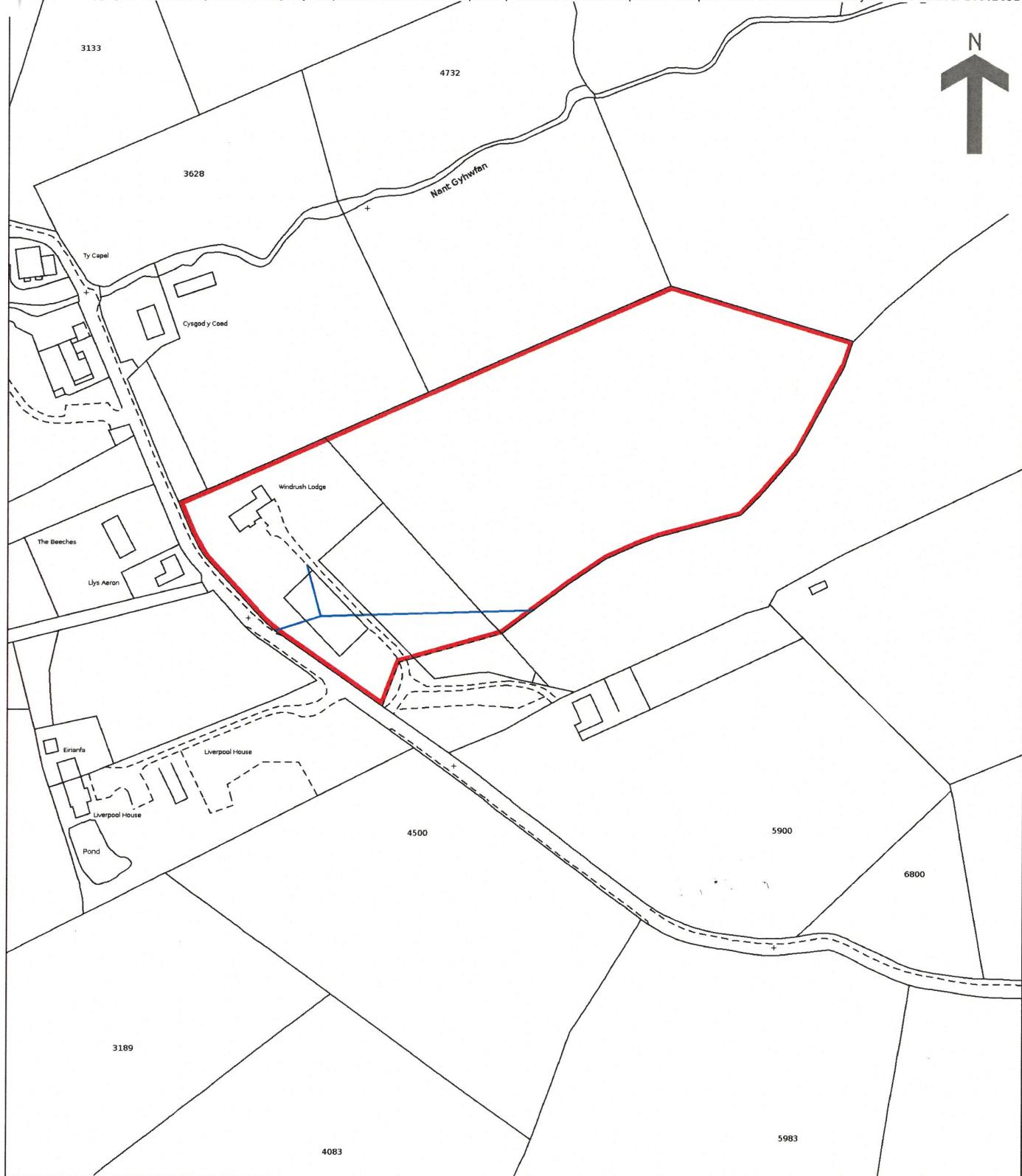
HM Land Registry

Official copy of title plan

Title number **CYM28142**
Ordnance Survey map reference **SN6364SE**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**

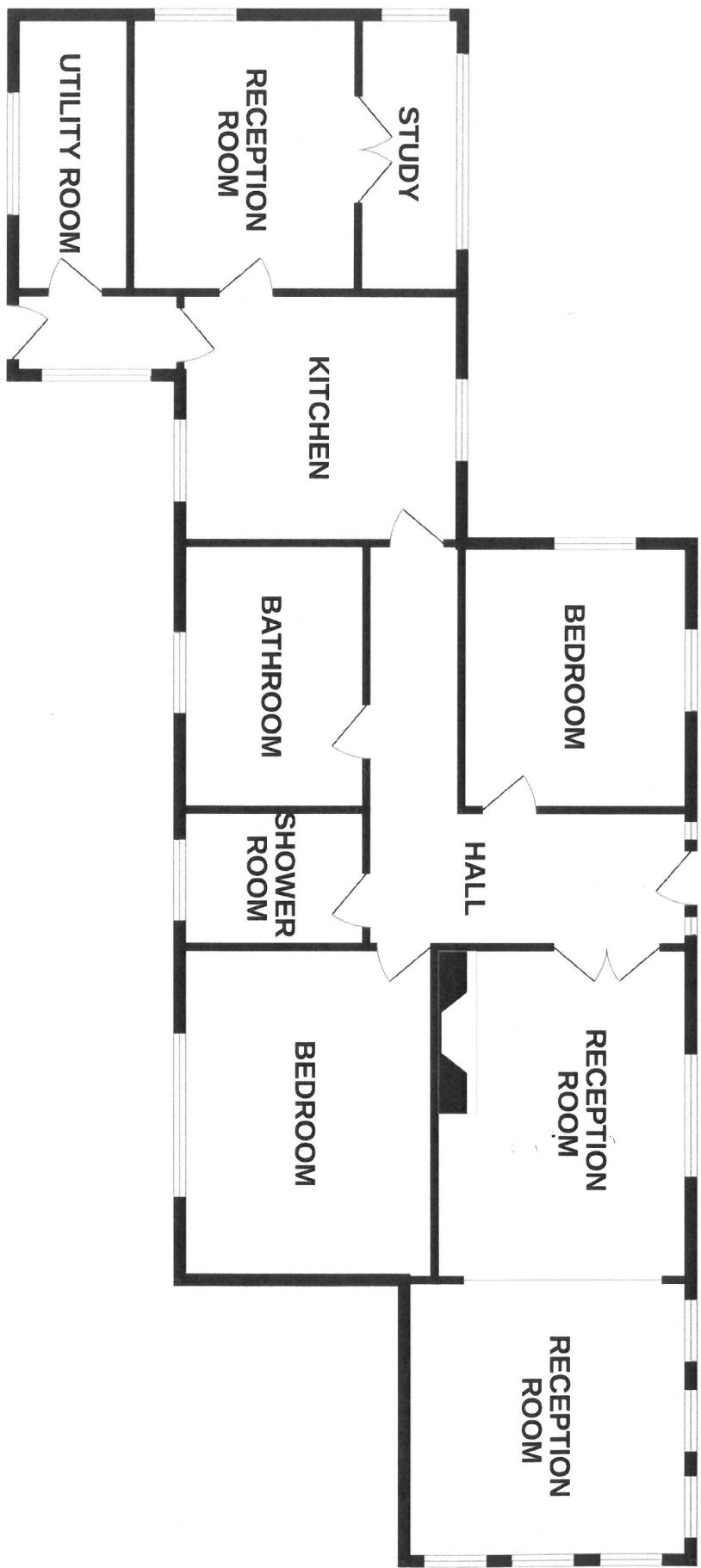


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Council Tax: Band E

N/A

Parking Types: Driveway. Garage.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: F (34)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

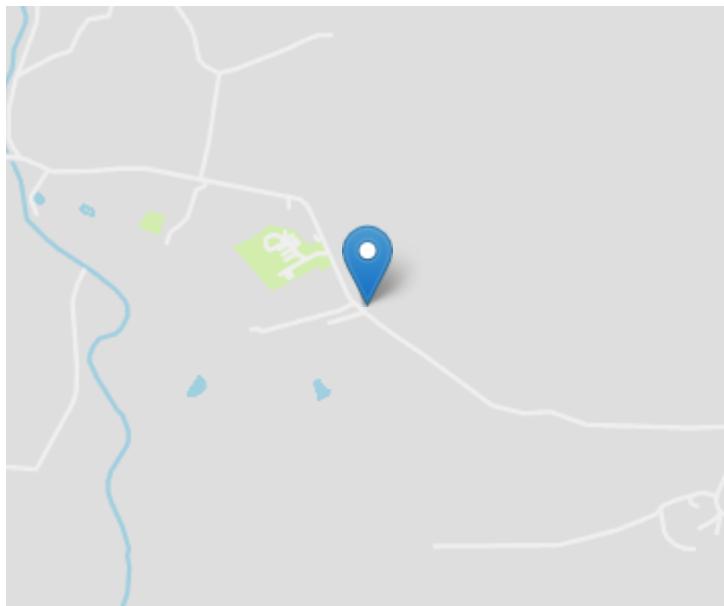
Any risk of coastal erosion? No

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

From Lampeter take the A485 road to Tregaron. Proceed North towards Aberystwyth from Tregaron towards Tyncelyn. Once reaching Tyncelyn crossroads continue on the A485 road taking the next left hand turning for Blaenpennal. After approximately a quarter of a mile proceed along the Blaenpennal road. The property will be located on your right hand side before you reach the Caravan Site.

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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

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

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