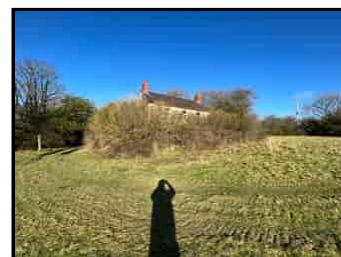


An exciting refurbishment project. Character dwelling set within 8.4 acres of south facing agricultural land. Llwyndafydd Near Cwmttydu/New Quay - West Wales.



Brynowen, Llwyndafydd Road, Near New Quay, Ceredigion. SA44 6BT.

£275,000

Ref A/5553/RD

****AN EXCITING REFURBISHMENT OPPORTUNITY**** Large 4 bed Period farmhouse set within 8.4 acres of improveable agricultural land**5 minutes drive to Cardigan Bay at Cwmttydu and New Quay**Impressive Period property with outstanding countryside**Useful stone outbuilding with potential for conversion**In need of sympathetic modernisation and refurbishment**A Coastal Gem ! **A wonderful re-development opportunity along this favoured coastal belt**MUST BE VIEWED TO BE APPRECIATED**

The property is situated on the fringes of the coastal settlement of Llwyndafydd being some 3 miles east of the Cardigan Bay coastline at New Quay and some 2 miles or so from the popular cove of Cwm Tydu. The nearby, the fishing village of New Quay offers a good level of local amenities including primary school, village shops and post office, local cafes, bars and restaurants, sandy beaches and access to the All Wales Coastal Path. Llwyndafydd boasts a redundant public house and place of worship.

The property sits within some walking distance of the village of Caerwedros which boasts an active community hall and residents rely on the New Quay and nearby Cross Inn for their day to day amenities.



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GENERAL

A handsome detached property set within some 8.4 acres of agricultural land.

The property is approached via private gravelled track, sharing with one other dwelling.

The property is in need of complete refurbishment and renovation being in a particularly poor condition but retaining a wealth of original character features throughout.

The dwelling enjoys an elevated position overlooking the adjoining farm land towards the nearby countryside.

The agricultural land is accessed to the side of the main dwelling where there is also a former Dairy/Outhouse.

The accommodation provides as follows -

GROUND FLOOR

Front Porch

Of upvc construction with side door and access into -



Entrance Hallway

4' 6" x 9' 5" (1.37m x 2.87m) via a glass panel door, red and black quarry tiled flooring, understairs cupboard, picture rail.



Lounge

10' 7" x 14' 4" (3.23m x 4.37m) with original cast iron fireplace on a slate hearth with timber surround, picture rail, dual aspect windows to front and side.





Sitting Room

12' 5" x 13' 9" (3.78m x 4.19m) with dual aspect windows to front and side, red and black quarry tiled flooring, door into:



Dining Room

13' 2" x 13' 8" (4.01m x 4.17m) with side window and external door to Garden, red and black quarry tiled flooring, oil fuel Rayburn with side bread oven and open plan into -





Kitchen

5' 9" x 6' 3" (1.75m x 1.91m) with a range of oak effect base and wall units, 1½ stainless steel sink and drainer with mixer tap, side window, wood effect vinyl flooring, tiled splash back.



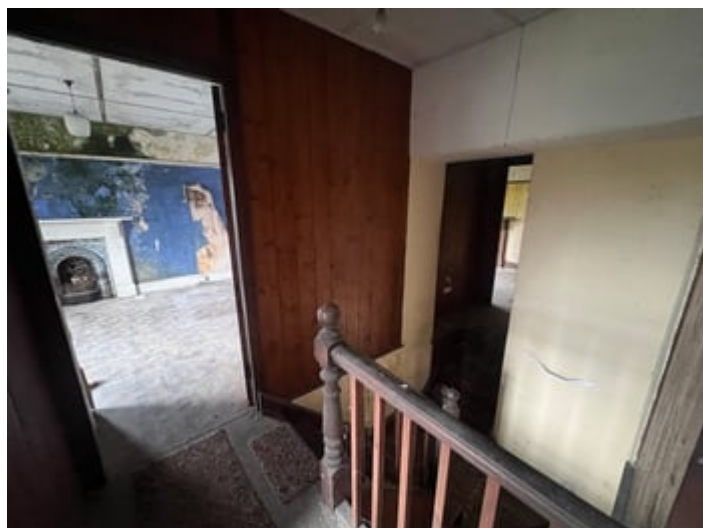
Ground floor shower room

7' 5" x 5' 9" (2.26m x 1.75m) a modern wet room facility with open walk-in shower, WC, single wash hand basin, dual aspect windows to rear and side.



FIRST FLOOR

Split Level Landing to front.



Front Bedroom 1

A Double Bedroom, dual aspect windows to front and side enjoying countryside views, original cast iron fireplace and timber surround, part tongue and groove panelling to walls.



Front Bedroom 2

6' 7" x 8' 4" (2.01m x 2.54m) Single Bedroom with window to front, part tongue and groove panelling to walls.



Bedroom 3

10' 3" x 14' 6" (3.12m x 4.42m) A double bedroom, dual aspect windows to front and side enjoying countryside views, picture rail, original cast iron fireplace and surround.



Rear Inner Hallway

Providing access to -

Rear Bedroom 4

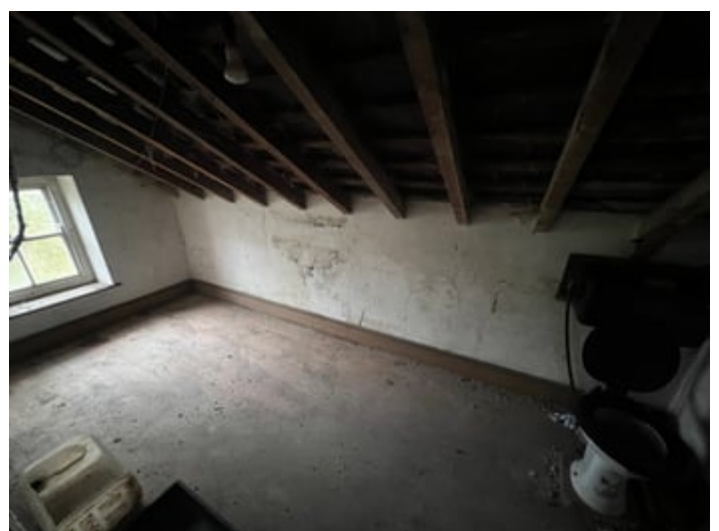
13' 1" x 14' 2" (3.99m x 4.32m) Rear Bedroom 4 (13'1" x 14'2") Double Bedroom, 2 windows to side, original cast iron

fireplace and surround, picture rail.



Bathroom

6' 3" x 15' 2" (1.91m x 4.62m) located in the side loft with rear window, WC.





EXTERNALLY

To Front

The property is approached via a gravelled track passing the adjoining property and into an overgrown entrance point with collapsed outbuildings with a continuing track to the former Dairy of stone construction with timber 'A' frames and asbestos sheeting to ceiling, 16' x 20' providing 3 cubicles and stable door to front.



To Rear

Extended rear Garden area positioned to the south of the outbuilding and surrounding the main dwelling.

The Land

Accessed via a gated agricultural entrance from the side of the main house into 5 separate paddocks being predominantly level with mature trees and hedgerows to all boundaries and stock proof fencing in places.

The southern most parcel has a gentle slope leading down towards the village of Llwyndafydd.





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Services

We are advised that the property benefits from mains electricity, water and private drainage.

Council Tax Band E Ceredigion County Council.

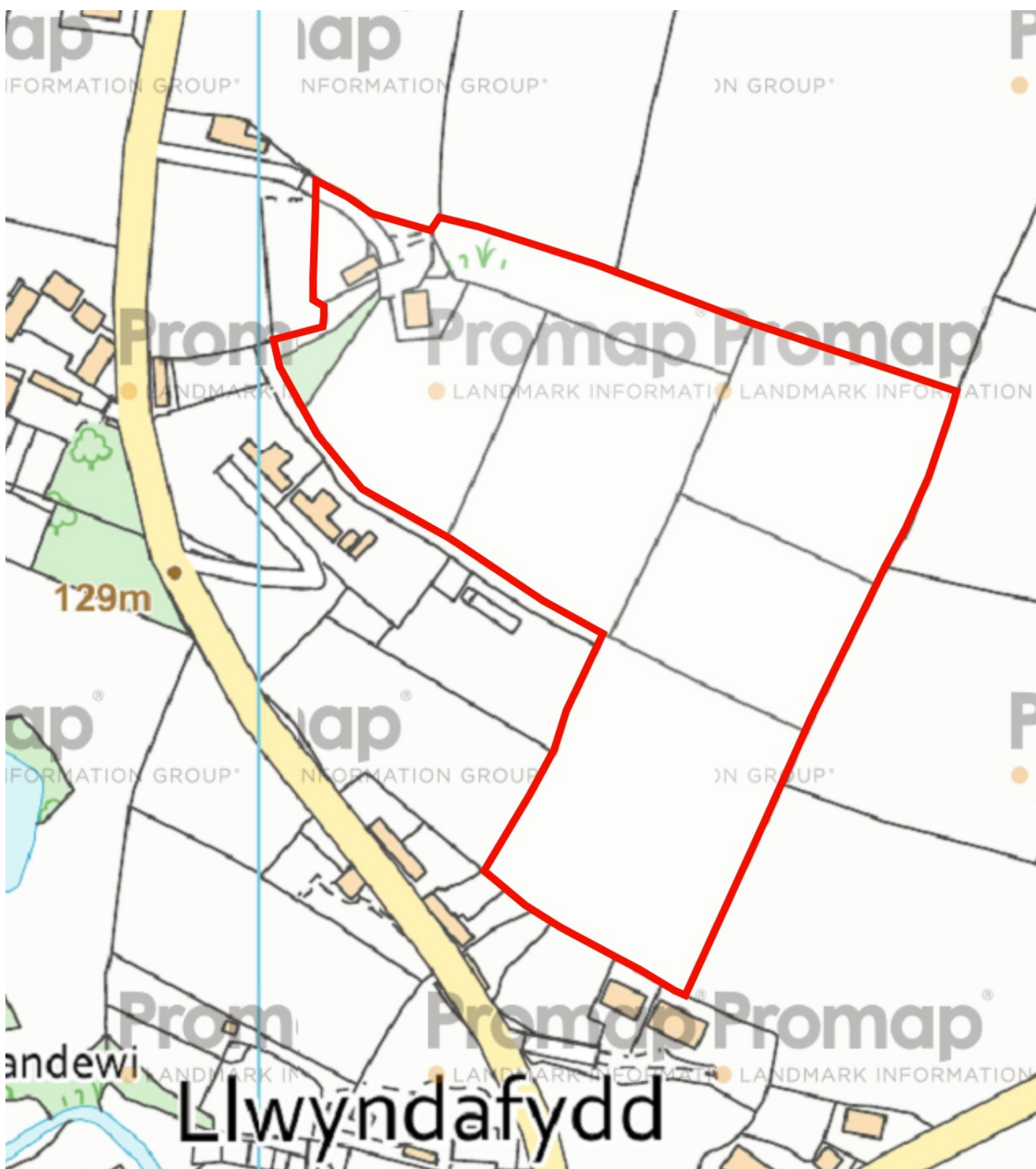
TENURE - Freehold.

MONEY LAUNDERING

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

VIEWING: Strictly by prior appointment only. Please contact



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

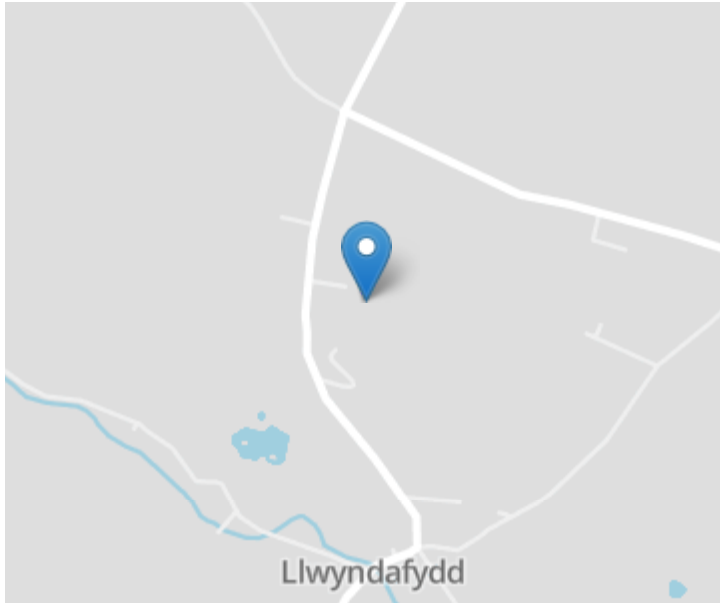
Any risk of coastal erosion? No

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



Directions

From Synod Inn proceed south on the A487 towards Cardigan. After some 1 mile or so you will reach the crossroads sign posted Caerwedros next to the church. Take this right hand turning and proceed for some 2 miles. You will enter the village of Caerwedros, continue through the village crossroads passing the village hall on your right hand side until you reach the next crossroads, take a left hand turning sign posted Llwyndafydd. Proceed for approximately half a mile passing a row of bungalows on your right hand side and the entrance to Brynowen is the next on the left hand side which is defined by a stone wall entrance. Proceed along entrance road passing a house immediately on your left and continue onto a gravel track which is the entrance to Brynowen.

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

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