

Attractive 3.7 Acre Coastal Smallholding. Near Llanrhystud, West Wales.



Perthi Llanrhystud, Ceredigion. SY23 5EH.

£525,000

A/4888/RD

****Attractive 3.7 Acre (approx) Coastal Smallholding**3 Bed Detached Bungalow**Useful Outbuildings**Extensive Grounds**Panoramic Countryside Views**Peaceful Coastal Smallholding in an idyllic setting**Well worthy of viewing****

The property is situated on the fringes of the coastal village of Llanrhystud offering a good level of facilities and services including a renowned local primary school, places of worship, public house, petrol station, mini supermarket, post office, public transport connectivity, sports and leisure facilities and access to the All Wales coastal path and beaches. The Mid Wales strategic town of Aberystwyth is some 20 minutes drive from the property and offers a wider range of local and national retailers, regional hospital, University and network rail connections, local cafes, bars, restaurants and hotels.



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GENERAL

A substantial 3 bed bungalow set along a private drive with 3.7 Acres of land laid to lawn as an extended garden.

The property provides a recently constructed outbuilding being 45' x 30' being of high specification, fully insulated with income potential.

THE ACCOMMODATION

Front Porch

With uPVC door to front, side window, tiled flooring.



Entrance Hallway

Being L shaped and 20' in length. Access via a glass panelled door and side panel, radiator, airing cupboard with radiator.



Lounge

14' 5" x 40' 6" (4.39m x 12.34m) a large family room with dual aspect windows to front and side enjoying countryside views and aspect over the garden. Feature stone fireplace and surround, radiator, multiple sockets, TV point.





Kitchen

14' 6" x 15' 11" (4.42m x 4.85m) a modern range of base and wall units, Formica work top, Candy induction hob with extractor over, stainless steel sink and drainer with mixer tap, fitted oven and grill, dual aspect windows overlooking garden and with countryside views. Radiator. Fitted pantry unit, tiled flooring, multiple sockets.



Utility Area

7' 6" x 10' 4" (2.29m x 3.15m) with side external door housing a Worcester combi boiler, tiled flooring.



Bedroom 1 (currently used as Study)

10' 3" x 10' 9" (3.12m x 3.28m) a double bedroom with window to front, fitted cupboards, radiator, multiple sockets, BT/Wi Fi point.



Front Bedroom 2



10' 2" x 13' 3" (3.10m x 4.04m) a double bedroom, window to front enjoying countryside views, multiple sockets, radiator, fitted cupboard.

Bedroom 3

9' 8" x 12' 11" (2.95m x 3.94m) a double bedroom, window to side enjoying countryside views, radiator, multiple sockets.



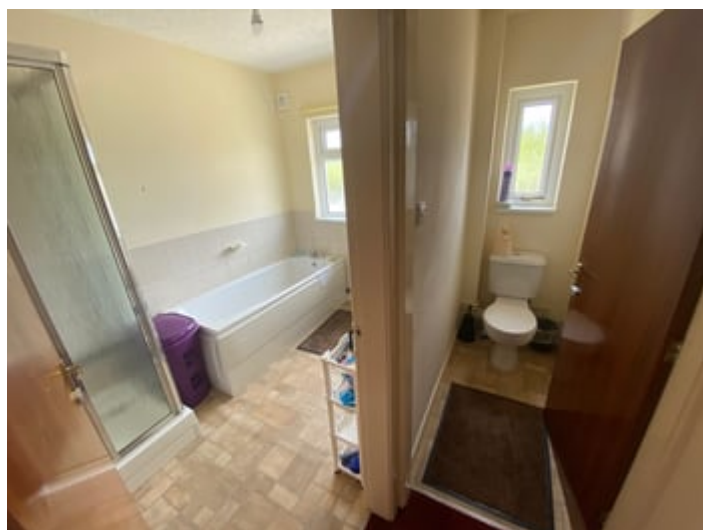
Bathroom



6' 4" x 9' 2" (1.93m x 2.79m) a white bathroom suite including panelled bath with shower over, tiled corner shower unit, single wash hand basin, heated towel rail, side window, vinyl flooring.

Separate WC

With WC and side window.



EXTERNALLY

To the Front





Useful Outbuilding

45' 0" x 30' 0" (13.72m x 9.14m) constructed within the last 4 years being a fully modern and insulated building with concrete base, multiple sockets, roller shutter doors and side uPVC door.

A really useful building ideal for hobby use or a potential for income earning (subject to the necessary consents).



The property is approached via a private driveway with full rights of access documented.

To the Rear

Forecourt area with concrete parking and turning area.



Double Garage

24' 0" x 16' 9" (7.32m x 5.11m) of concrete panelled construction, 2 x steel up and over door, concrete base, multiple sockets.





2 Separate Garden Shed

Each of 12' 4" x 9' 2" (3.76m x 2.79m) Of box profile construction with sliding door, concrete base.

Extended Garden/The Land

Measures approximately 3.7 Acres of well maintained garden area but equally could be used as separate paddocks for grazing. Enjoying a wonderful aspect over the adjoining countryside and providing a wonderful setting for this high quality property.





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.

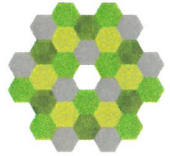
Services

We are advised that the property benefits from Mains Water and Electricity. Private Drainage. Oil Central Heating.

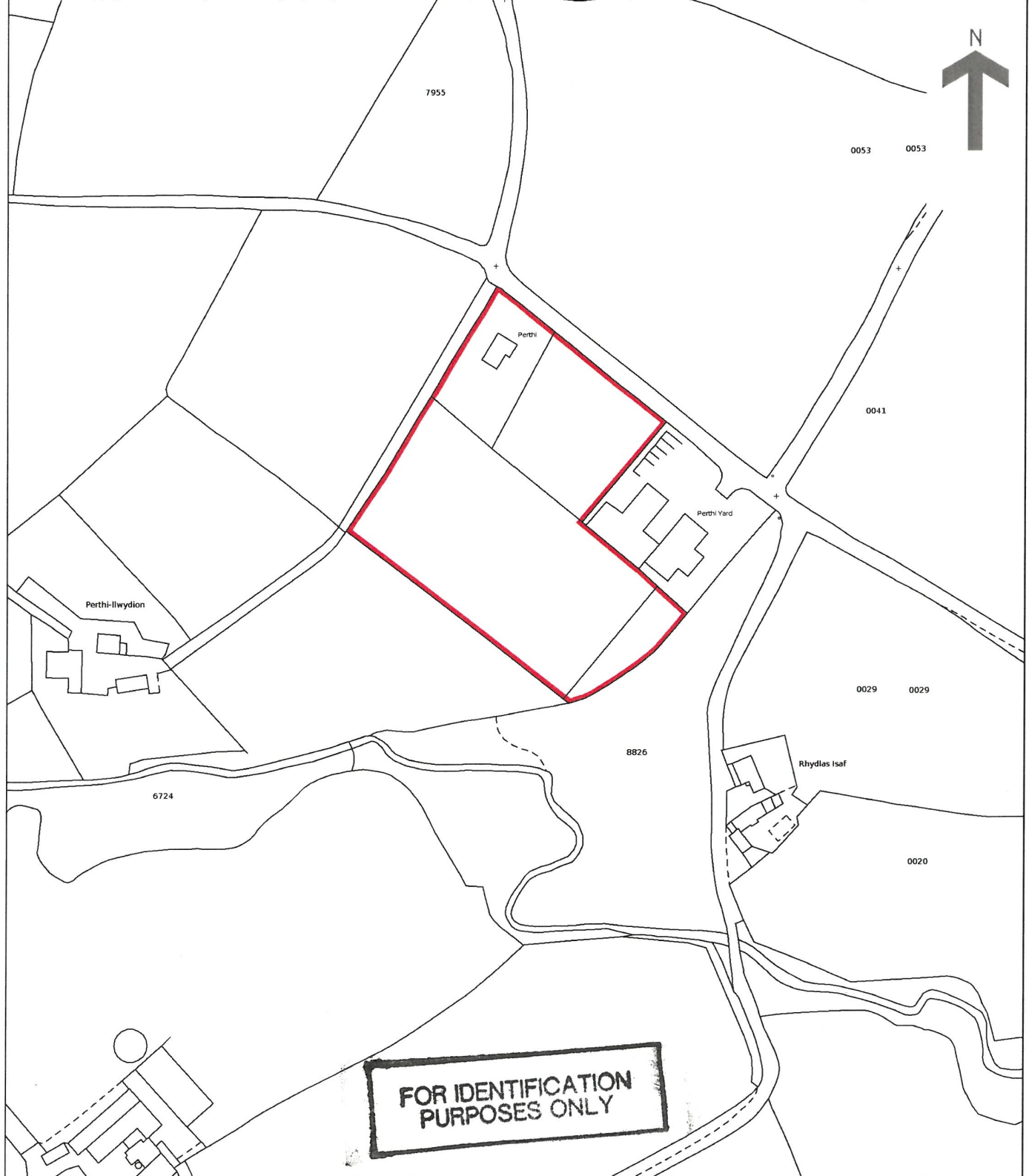
HM Land Registry

Official copy of title plan

Title number **CYM373538**
Ordnance Survey map reference **SN5567SE**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: D (67)

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

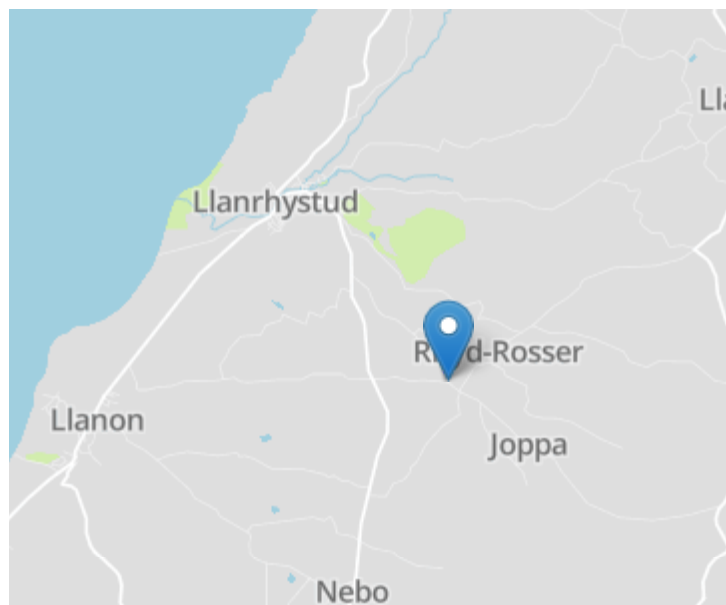
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Existing Planning Permission

Title: Erection of a garage & machinery storage building for hobby use, Submitted Date: , Ref No: A130628, Decision: APPROVED
SUBJECT TO CONDITIONS, Decision Date: N/A



Directions


From Llanrhystud village centre head East on the B4337 sign posted Lampeter and continue along this road for approximately 1 mile up the steep hill passing the chapel house on your right hand side, taking the next left hand turning and proceeding along a quiet country lane for approximately half a mile, you will come to a T Junction where the entrance to Perthi is immediately in front of you. You will note the gable end of the property and is also identified by the Agents For Sale board.

VIEWING: 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	67	
(39-54) E		
(21-38) F		
(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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