

Delightful 2.5 Acre Country Smallholding. Substantial 4 Bed Family Residence. Detached Garage and Gym (Conversion potential - stc). 15 mins drive Coast. West Wales.



Rhydygof Uchaf, Creuddyn Bridge, Lampeter, Ceredigion. SA48 8BA.

£498,500

A/4984/RD

****Superior 4 Bed House**Totally renovated and refurbished**Traditionally built Garage and Gym of over a 1,000 sq ft providing diverse conversion potential (stc)**Productive pasture paddock**Conveniently positioned to the West Wales Coast and close to the University town of Lampeter**The house benefits from double glazing and central heating (Solar PV Panels) etc****

Offers Ent Hall, Fully Fitted Kitchen, Lounge, Rear Hall, Downstairs Office/Study, Utility Room and toilet. To the First Floor - Galleried Landing, 4 Double Bedrooms, High quality Bathroom with shower and wc.

Conveniently positioned just off the main A482 road, some 3 miles North West of the Teifi Valley University town of Lampeter and some 12 miles from the Cardigan Bay coast at the Georgian Harbour town of Aberaeron. An easy reach of the Coastal University & Administrative Centre of Aberystwyth and a 40 minutes drive to Carmarthen and the link road to the M4 motorway. OS Grid 549/529.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GENERAL

The detached former farmhouse has been extensively renovated and refurbished and provides commodious nicely presented family proportioned accommodation with good quality fitments throughout. Oak doors internally, upvc double glazing and a full oil fired central heating system.

The Accommodation provides as follows -

GROUND FLOOR

Entrance Hall

14' 9" x 6' 7" (4.50m x 2.01m) with upvc double glazed entrance door, central heating radiator, slate tiled floor, ceiling downlighters.



Kitchen/Dining Room

15' 2" x 13' 4" (4.62m x 4.06m) with slate tiled floor, a modern wide range of base and wall cupboard units with Granite worktops, inset 1½ bowl single drainer sink unit with mixer taps, integrated Neff microwave, dishwasher, space for American fridge, a Rangemaster dual fuel cooking range with stainless steel Rangemaster Hood over, integrated wine cooler, central heating radiator, ceiling downlighters, front and side aspect windows.





Lounge

14' 8" x 14' 8" (4.47m x 4.47m) with front aspect window, an open fireplace which houses an LPG burning stove, shelved alcove at side, central heating radiator.



Rear Hallway

7' 5" x 6' 6" (2.26m x 1.98m) with slate tiled floor, central heating radiator and rear exterior door.

Office/Study

14' 7" x 7' 5" (4.45m x 2.26m) with laminate flooring, french doors at side, rear aspect window, central heating radiator.



Utility Room

12' 6" x 7' 3" (3.81m x 2.21m) with slate tiled floor, appliance space with plumbing for automatic washing machine, fitted base and wall cupboards with Formica working surfaces, Worcester Heatslave oil fired central heating combi boiler. Built in airing cupboard with central heating radiator.



WC

With low level flush toilet, corner wash hand basin, central heating radiator.



FIRST FLOOR

Central Galleried Landing

17' 1" x 6' 3" (5.21m x 1.91m) Approached via staircase from the Entrance Hall with central heating radiator, rear aspect window, hatch to Loft.





Front Double Bedroom 1

14' 6" x 13' 6" (4.42m x 4.11m) with central heating radiator, front and side aspect windows.



Family Bathroom

10' 6" x 6' 1" (3.20m x 1.85m) with tiled walls, a good quality suite provides a vanity unit with inset wash hand basin and close coupled low level flush toilet at side, panelled bath, walk in tiled shower cubicle with dual head shower unit, vertical radiator/heated towel rail.



Front Double Bedroom 2

13' 4" x 10' 8" (4.06m x 3.25m) plus alcove with front aspect window, central heating radiator.



Rear Double Bedroom 4

13' 9" x 10' 0" (4.19m x 3.05m) with central heating radiator and rear aspect window.



Rear Double Bedroom 3

14' 7" x 8' 7" (4.45m x 2.62m) with central heating radiator, rear aspect window.



EXTERNALLY

The Grounds

An impressive stone walled and gated entrance drive leads to a side courtyard of gravelled surface providing ample turning and parking space.

Lawned garden and grounds surround the house with mature

trees and a paved patio area at the rear.



Substantial Detached Garage Building

Built of traditional cavity wall construction under a tiled roof and having excellent diverse potential for annexe/overflow accommodation, office etc - stc.

Provides the -



Main Garage

22' 8" x 22' 0" (6.91m x 6.71m) cavity block built, potential for conversion to annexe (stc) with automatic up and over door, rear aspect window, full length fitted workbench.

Side Laundry

22' 6" x 9' 7" (6.86m x 2.92m) with stainless steel single drainer sink unit with mixer taps, appliance space with plumbing for automatic washing machine and dishwasher. Side exterior door.

From The Garage stairs lead to -





First Floor/Loft Gym

27' 2" x 12' 3" (8.28m x 3.73m) which now provides a Gym and has 4 velux windows, a Haverland electric thermostatically controlled radiator and access to under eaves.



The Land

Adjacent to the homestead is a productive pasture paddock. The whole extends to 2.5 Acres or thereabouts.

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.

VIEWING ARRANGEMENTS

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

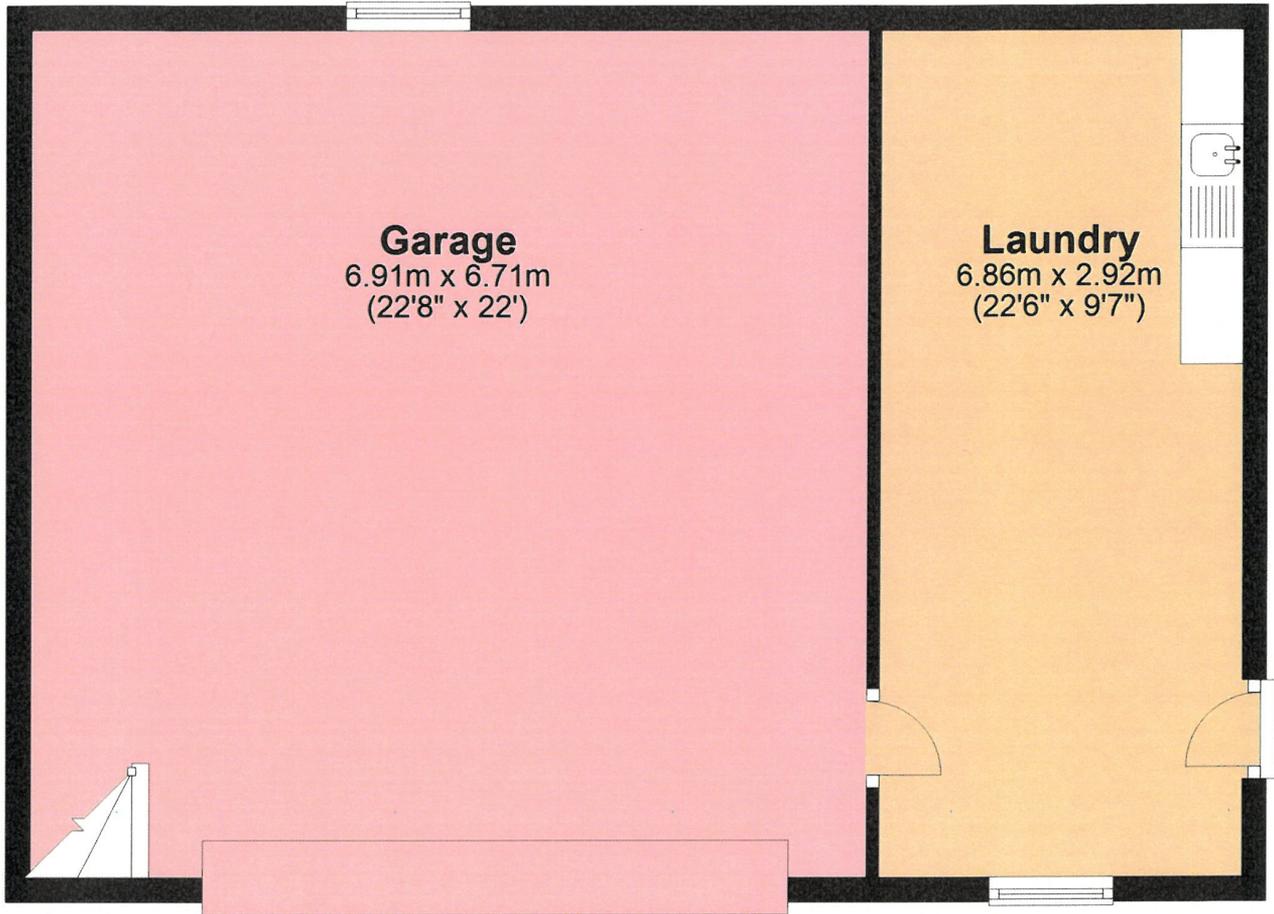
Services

Mains Electricity and Water. Septic tank drainage. Oil Fired Central Heating. Telephone subject to transfer regulations.

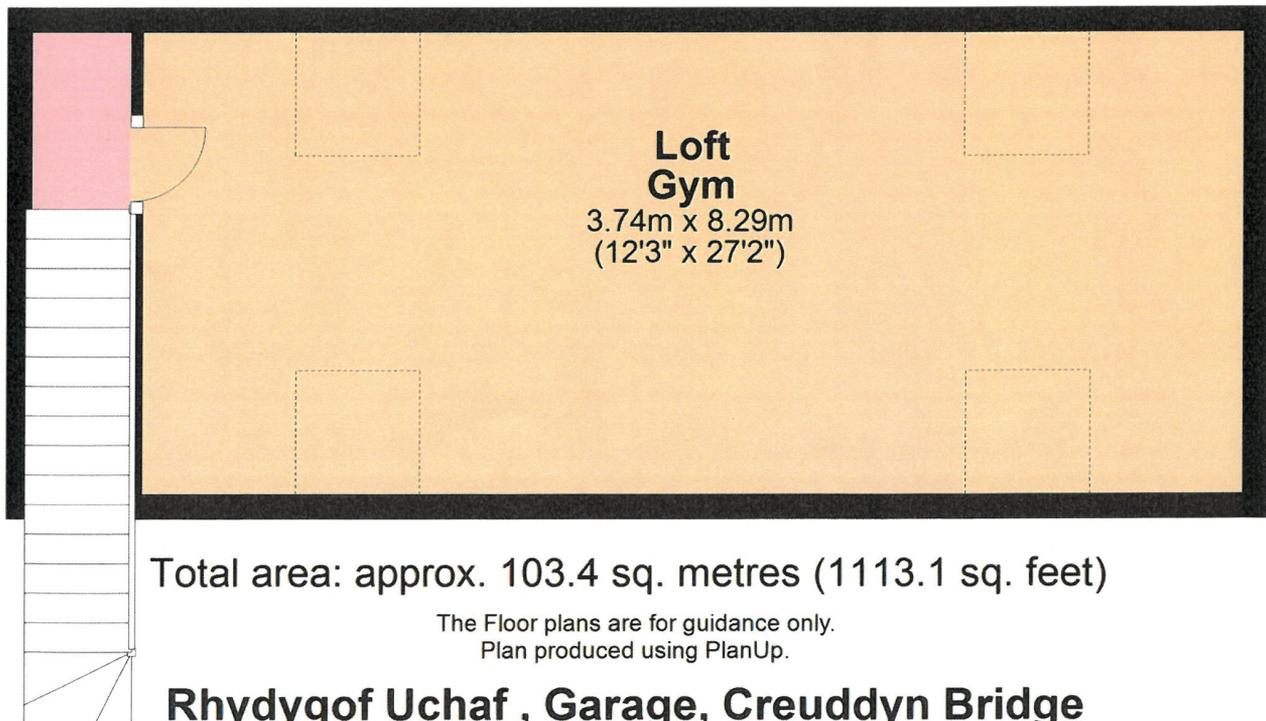
Solar PV Panels (3.8kw) connected to the Grid.

Council Tax Band F - (Ceredigion County Council)

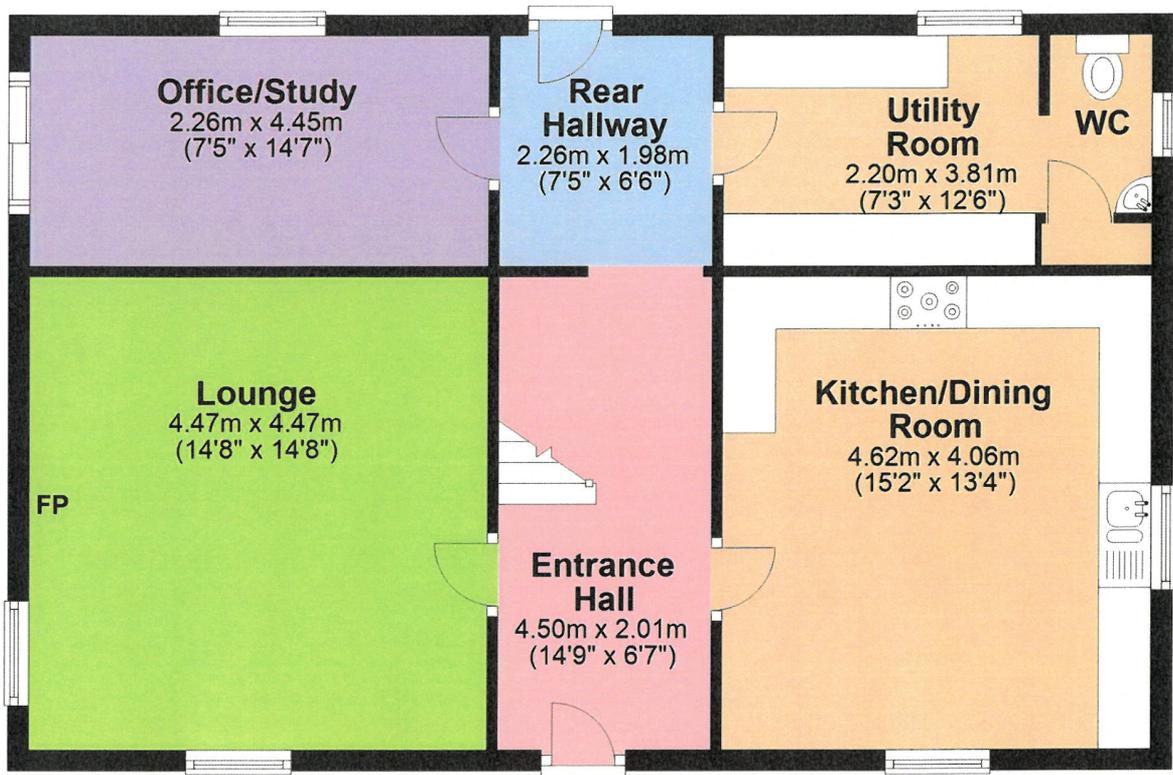
Ground Floor



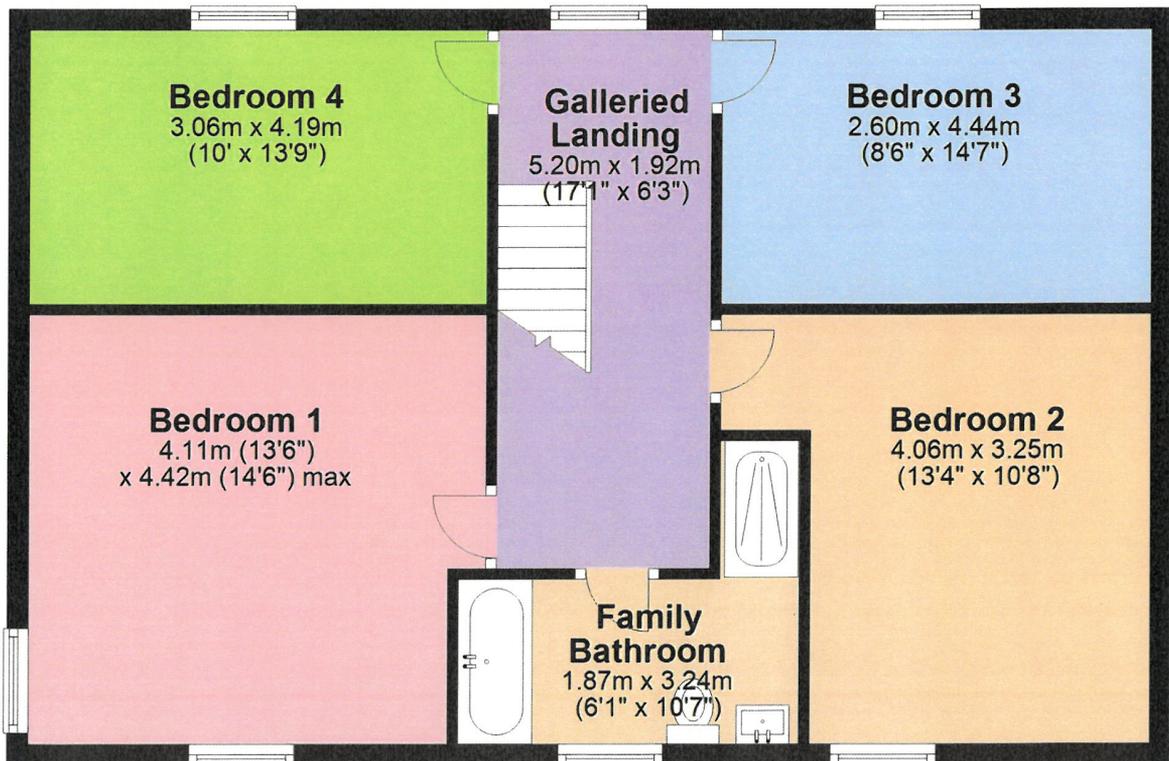
First Floor



Ground Floor



First Floor



Total area: approx. 148.1 sq. metres (1594.0 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Rhydygof Uchaf, Creuddyn Bridge, Lampeter

MATERIAL INFORMATION

Council Tax: Band F

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.

EPC Rating: D (58)

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

Travelling North West from Lampeter towards Aberaeron on the A482 road. After some 3 miles you will reach the hamlet of Cruddyn Bridge. Drive through Cruddyn Bridge passing a cottage on the right hand side then 2 detached bungalows, a breakers yard and just beyond is a concealed driveway on the right hand side with a wall entrance and double gates leading to this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		98
(81-91) B		
(69-80) C		
(55-68) D	58	
(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 :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS[®]