

*A most attractive 6 Acre smallholding located in the popular village of Oakford Near Aberaeron - West Wales.*



**Ger Y Nant Mill, Oakford, Near Aberaeron, Ceredigion. SA47 0RP.**

**£500,000**

**Ref A/5313/ID**

**\*\*An unique opportunity to acquire a most appealing 6 ACRE Smallholding\*\*Detached 3-4 Bed Residence\*\*Spacious landscaped gardens and grounds\*\*Perfect family home\*\*Lovely peaceful setting\*\*Popular village location\*\*Being only a 3 mile drive from the Georgian Harbour town of Aberaeron\*\*Fixtures and fittings available by negotiation\*\***

The property comprises of Ent Porch, Rec Room, Kitchen/Dining Room, Lounge, Conservatory, Utility Room, Shower Room, Study/4th Bedroom. To the First Floor - 3 Double Bedrooms, Bathroom.

Located in a quiet rural location between the village communities of Oakford and Llwyneclyn between them offering a good range of local amenities and only 3 miles from the Georgian harbour town of Aberaeron on Cardigan Bay which offers a comprehensive range of shopping and schooling facilities. Within a easy travelling distance of the larger Marketing and Amenity Centres of Aberystwyth, Cardigan and Lampeter.



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## GROUND FLOOR

### Entrance Porch

6' 9" x 7' 9" (2.06m x 2.36m) via recently installed composite door, tiled flooring. Door to -



### Reception Room

17' 7" x 15' 3" (5.36m x 4.65m) with central heating radiator, laminated flooring, wall lights, multiple sockets, under stairs storage cupboard.



### Kitchen/Dining Room

12' 0" x 18' 0" (3.66m x 5.49m) - with a fitted range of base wall cupboard units with formica working surfaces, matching fitted wall cupboards, some with glazed doors, 1 / 2 bowl single drainer sink unit with mixer taps, built-in fridge, Newholme gas cooking range incorporating double oven and 8 hobs, ceramic tiled floor and tiled splash backs.

The Dining Area has a brick feature fireplace housing wood burning stove, telephone point, 2 feature small bay windows







## Lounge

15' 5" x 11' 9" (4.70m x 3.58m) with laminated flooring, ornamental marble effect fireplace, 2 central heating radiators, 2 pairs of French doors lead out to -



## Sun Lounge/Conservatory

14' x 10' (4.27m x 3.05m) octagonal style with sealed double glazed unit windows and exterior door





### Utility Room

With plumbing for automatic washing machine, 2 velux windows.



### Shower Room

Having a 3 piece suite with shower cubicle with Triton electric shower, pedestal wash hand basin and low level flush w.c. Tiled walls.



### Office / Study / 4th Bedroom

18' x 7' 6" (5.49m x 2.29m) with patio doors to rear, laminate

flooring, central heating radiator.



## FIRST FLOOR

### Large Central Landing

With built in Boiler Room/Airing Cupboard housing the Worcester gas fired combi boiler, louvre doors. All upstairs rooms have hardwood panelled doors





### Bedroom 1



12' 4" x 9' 3" (3.76m x 2.82m) with central heating radiator, Double Glazed window to front.

### Bedroom 2

11' 6" x 9' 1" (3.51m x 2.77m) with central heating radiator. Double glazed window to rear with a nice country aspect.



### Bedroom 3

8' 7" x 8' 6" (2.62m x 2.59m) with central heating radiator, double glazed window to front.



### Bathroom

5' 2" x 9' 3" (1.57m x 2.82m) a White suite comprising of a panelled bath with mains shower above, pedestal wash hand basin, dual flush w.c. half tiled walls, central heating radiator, double glazed window to rear.



### Attached Garage

18' 0" x 8' 0" (5.49m x 2.44m) with double doors to front, electricity connected.





## EXTERNALLY

### To the Front

A walled entrance drive with 2 large galvanised iron gates leading to a tarmac drive with ample turning and parking space.

Lawned forecourt area with mature trees and flowers to boundary.



### To the Rear

A private rear garden mostly laid to lawn with patio laid to slabs with pergola and cherry blossom above making a lovely private outside area.

Also there is a Cedarwood Garden shed.







### **The Land**

The land extends to some 5 acres split into four paddocks which is across the road from the property. We are advised that there is water to the paddocks.



### **TENURE**

The property is of Freehold Tenure.

### **MONEY LAUNDERING**

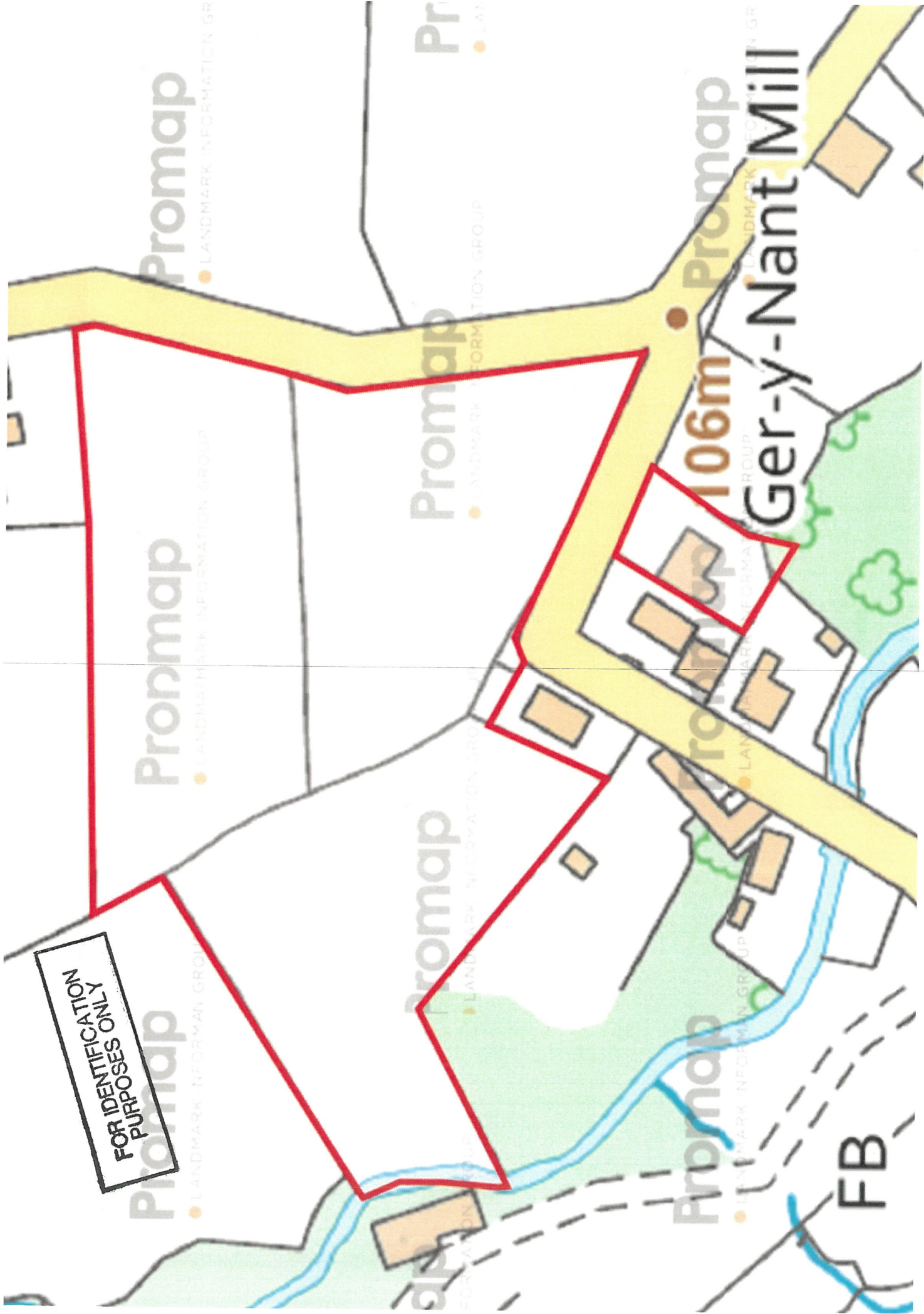
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

### **Services**

Mains Electricity, Water and Drainage. LPG Gas Central Heating.

Council Tax Band - E (Ceredigion County Council).





FOR IDENTIFICATION PURPOSES ONLY

106m

Ger-y-Nant Mill

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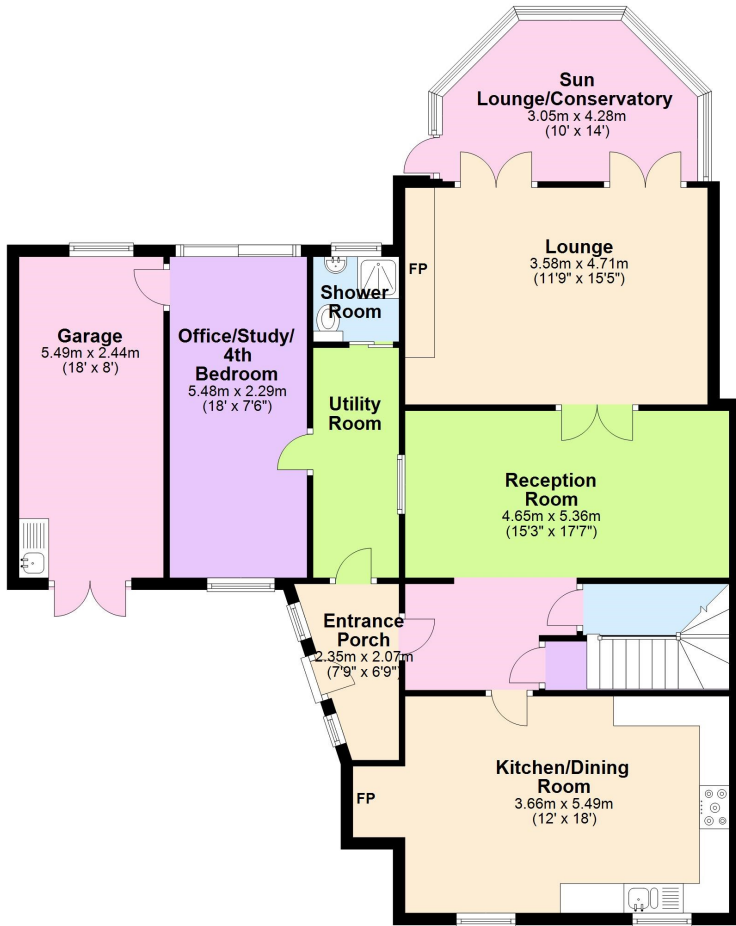
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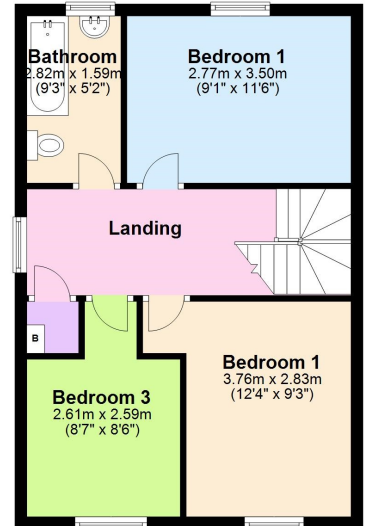
**Ground Floor**

Approx. 116.6 sq. metres (1255.6 sq. feet)



**First Floor**

Approx. 46.1 sq. metres (496.7 sq. feet)

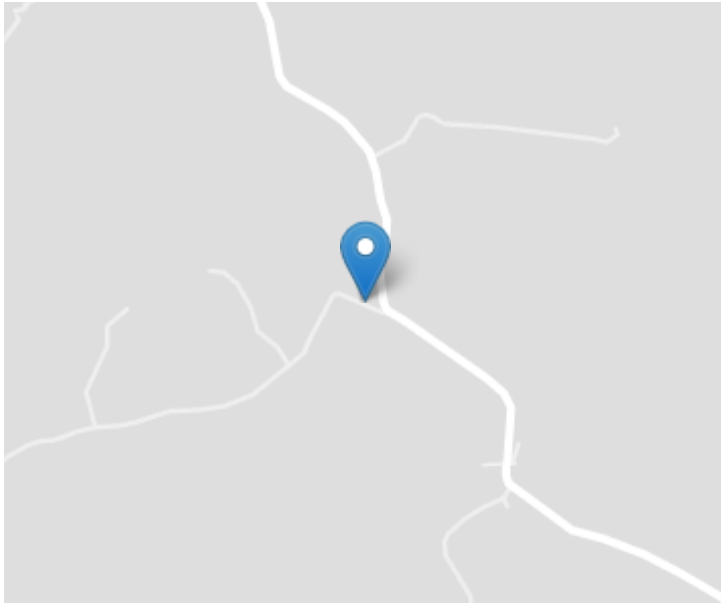


Total area: approx. 162.8 sq. metres (1752.3 sq. feet)

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.

**Ger Y Nant Mill, Oakford**





### Directions

From Aberaeron proceed south west on the A487 coast road to the village of Llwyncelyn. After passing the supermarket and filling station on the right hand side, take the next left hand turning towards the village of Oakford. After approximately 1 mile you will see a turning to the right. Turn down this road and the property will be seen immediately on the left hand side.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>63</b>
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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