

*Attractive 2.6 acre smallholding. Views over countryside towards Cardigan Bay Coastline.
Cilcennin, near Aberaeron/Lampeter. West Wales.*



Wyndarra, Cilcennin, Lampeter, Ceredigion. SA48 8RF.

£525,000

A/5382/RD

**** Attractive and unique 2.6 acre country smallholding ** Views over the countryside towards Cardigan Bay
** Cosy 3/4 bed accommodation ** Modern kitchen and bathroom ** Set within spacious plot ** Stable
block ** Former menage and polytunnel ** Detached garage ** Private setting with no overlooking **
Fields with roadside frontage ** Set in a peaceful and tranquil location yet in close proximity to village
amenities ****

The property is located within the popular rural village of Cilcennin. Residents rely on nearby Felinfach and Aberaeron for their day to day needs including education, public houses, village shops and post offices, mini supermarkets, places of worship and excellent eating establishments. The university towns of Aberystwyth and Lampeter are all within 20-30 minutes drive of the property.



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GENERAL

The property comprises of a cosy 3/4 bed detached bungalow set in an elevated plot with outstanding views over the adjoining open countryside.

The house is well maintained and presented. The house sits within a large plot with detached garage, side stable block with 3 stables and tack room and extending from the rear garden area is a former menage which could easily be reintroduced and side polytunnel with gated entrance into the 2.6 acre fields which is currently split into 3 separate paddocks enjoying roadside frontage.

Please note that the property is non standard construction and therefore any interested party must investigate the appropriate mortgage company for securing finance.

GROUND FLOOR

Entrance Hallway

8' 4" x 8' 1" (2.54m x 2.46m) accessed via hardwood door, side window, parquet flooring, radiator, electric sockets.



Ground Floor Bedroom 1

9' 1" x 9' 7" (2.77m x 2.92m) double bedroom, window to side, radiator, multiple sockets.



Ground Floor Shower Room

5' 3" x 7' 2" (1.60m x 2.18m) with corner enclosed shower, single wash hand basin, WC, heated towel rail, tile effect vinyl flooring, window to front.





Sitting Room

13' 3" x 20' 6" (4.04m x 6.25m) with feature fireplace with multifuel burner on slate hearth with oak mantle over, side bay window with countryside views, multiple sockets, radiator, oak effect flooring.



Utility Room

With under larder connection for washing machine and dryer, single wash hand basin, access to understairs cupboard, tile effect vinyl flooring.



Open Plan Kitchen and Dining Room

14' 7" x 23' 6" (4.45m x 7.16m) being 'L' shaped with space 6+ persons dining table, side window to garden, oak effect flooring, radiator. Open plan into kitchen area with cream base and wall units with wood effect worktop, double oven and grill, gas hobs with extractor over, plumbing for dishwasher, space for free-standing fridge/freezer, dual aspect windows to front and side, wood effect flooring, 1½ stainless steel sink and drainer with mixer tap, side boiler cupboard, access to:





Side Porch

With window to front, side external door to garden and front forecourt.

FIRST FLOOR

Landing

Radiator, airing cupboard.

Bedroom 2

11' 3" x 12' 0" (3.43m x 3.66m) double bedroom, fitted wardrobes, window to side enjoying countryside views towards Tuchrug mountain, multiple sockets.



Bathroom

12' 3" x 5' 5" (3.73m x 1.65m) Panel bath, single wash hand basin, WC, radiator, window to front, wood effect vinyl flooring.





Bedroom 3

9' 1" x 12' 1" (2.77m x 3.68m) double bedroom, window to side with countryside views towards Cardigan Bay coastline, fitted wardrobes, multiple sockets, radiator.



Study/Bedroom 4

11' 1" x 7' 2" (3.38m x 2.18m) single bedroom currently used as a study, window to front, laminate flooring, multiple sockets, radiator.



EXTERNALLY

To Front

The property is approached from the adjoining county road into a large gravelled driveway and forecourt area with ample parking space and side mature planting to borders.



Garage

10' 1" x 24' 0" (3.07m x 7.32m) of concrete panel construction with double timber doors to front, side pedestrian door to rear, concrete base.

To Front

To the front of the main house is an extended lawn garden area with Wendy house with further connecting footpaths leading through to:



Lower Stable Block

With 3 x 11'6" x 9' (average) stables, canopy over, side tack room with concrete base, multiple sockets. To the side of the stable block is a concrete handling area and footpath gated access through to the paddocks via passing a timber garden shed.



Rear Garden Area

Extended lawn area wrapping around the main area of the house with south facing patio and continuing access through to:



Polytunnel



50' 0" x 20' 0" (15.24m x 6.10m) of aluminium frame construction.

Side Former Menage

Now used as an extended garden area but with potential to be reintroduced.



THE LAND

Measuring 2.6 acres and split into 3 separate paddocks currently used for grazing and cropping with side vehicular

access onto the adjoining highway. The land enjoys outstanding views over the adjoining countryside in a 360° fashion towards the Cardigan Bay coastline.





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.

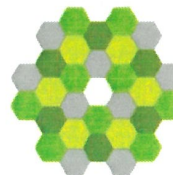
TENURE

The property is of Freehold Tenure.

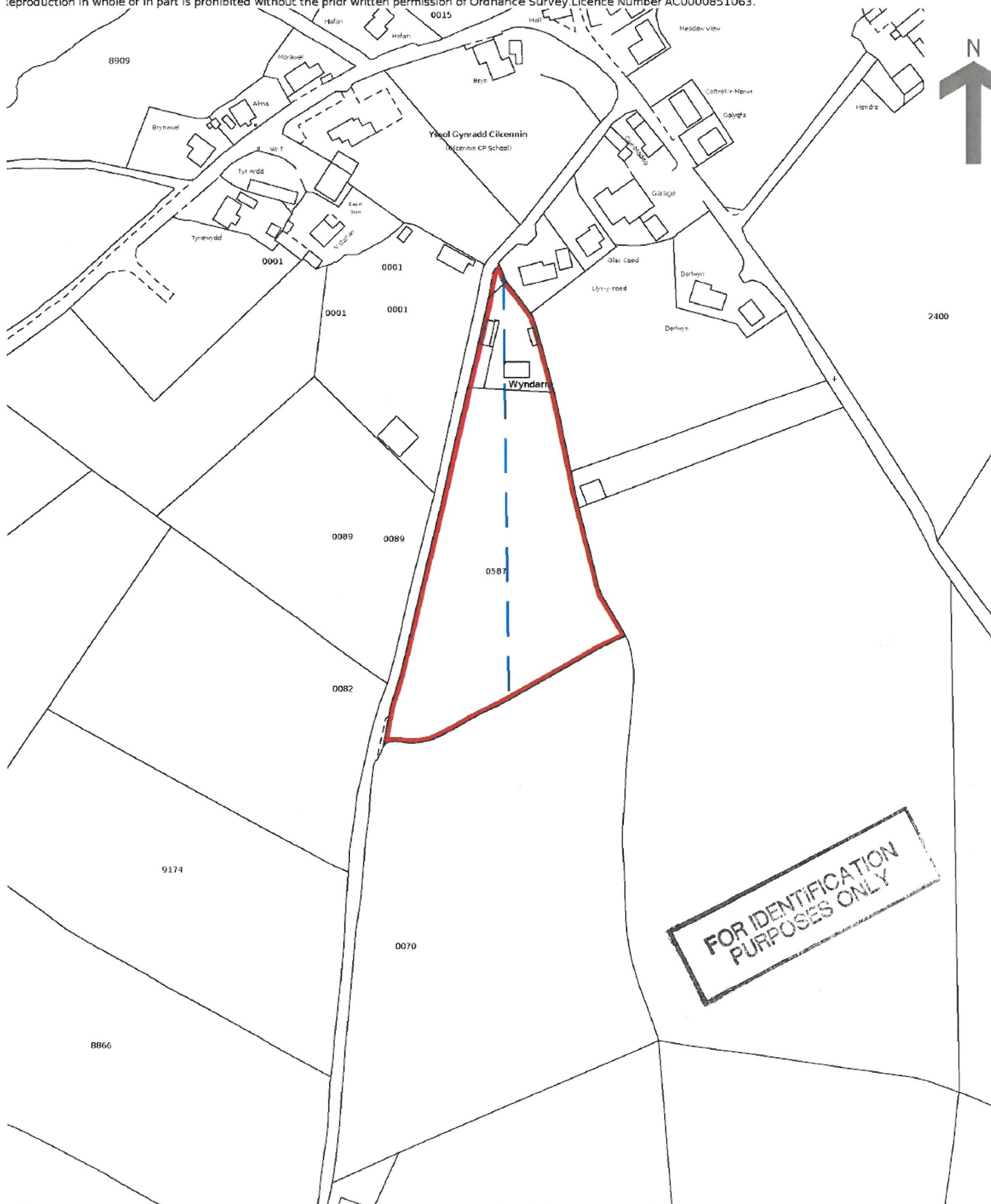
Services

We are advised that the property benefits from mains water, electricity and drainage. Oil central heating.

Council Tax Band F

Administrative area **Ceredigion / Ceredigion**

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MATERIAL INFORMATION

Council Tax: Band E

Council Tax: Rate 1955

Parking Types: Driveway.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: D (57)

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 Aberaeron proceed south-east on the A482 Lampeter road through the first village of Ciliau Aeron to the next crossroads signposted Cilcennin. Follow this road into the village of Cilcennin. At the centre of the village fork right opposite the village cemetery and before the former public house. Take the first right hand turning then you will pass 2 modern detached houses on your left hand side and as you come to the left hand bend you will see a concealed entrance on the left leading to Wyndarra.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	57	
(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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