

10 acre coastal smallholding. Ffos y Ffin. Edge of Aberaeron. Cardigan Bay. West Wales.



Brynheulwen, Ffos y Ffin, Aberaeron, Ceredigion. SA46 0HP.

£685,000

A/5498/RD

**** 10 acre coastal smallholding **** Comprising of a 3 bed detached bungalow **** Useful outbuilding **** House sits centrally within the holding **** Edge of popular coastal village **** Distant sea views **** Peaceful and tranquil setting **** Private with no overlooking **** A rare opportunity to secure a unique coastal smallholding on the edge of Aberaeron ****

The property is situated on the fringes of the popular coastal village of Ffos y Ffin along the A487. The village offers a good level of local amenities and services including mini supermarket and recently reopened public house. The village enjoys good public transport connectivity to the nearby Georgian harbour town of Aberaeron. Llwyncelyn, nearby offers a petrol filling station and post office. The Georgian harbour town of Aberaeron, lying within some 1 mile of the property offers a good level of local amenities and services including primary and secondary school, leisure centre, community health centre, traditional high street offerings, local cafes, bars and restaurants. The university towns of Aberystwyth and Lampeter are equidistant 25 minutes drive from the property.



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CARMARTHEN
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GENERAL

The property comprises of a 3 bedroom detached bungalow enjoying a central position within a 10 acre smallholding with private drive leading from the adjoining council road to the central parking area.

The house is set on the western side of the courtyard enjoying a wonderful aspect over the adjoining fields towards the coast and enjoying a southerly aspect.

Across the yard from the house is a useful outbuilding currently used as an outbuilding and storage barn.

The lands predominantly surround the western and southern boundaries of the property and are currently used for grazing purposes.

The property generally enjoys a peaceful and tranquil setting with no overlooking and enjoying a wonderful outlook over the adjoining countryside.

Entrance Porch

7' 9" x 13' 0" (2.36m x 3.96m) accessed via glass panel hardwood door, uPVC windows to garden and fields, tiled flooring.



Dining Room

10' 8" x 15' 1" (3.25m x 4.60m) space for 6+ persons table, radiator, louvre style fitted cupboards, window to front, multiple sockets, radiator. Access to:



Rear Hallway

with external door to garden.



Lounge

25' 3" x 12' 6" (7.70m x 3.81m) with feature stone fireplace and surround, 2 x radiator, exposed oak beams to ceiling, dual aspect windows to rear and side, glass door and windows to garden with distant sea views, access to loft.



Kitchen

10' 7" x 10' 1" (3.23m x 3.07m) with a range of oak base and wall units, Belfast sink with mixer tap, part granite and part formica work surfaces, fitted fridge/freezer, red quarry tiled flooring, space for electric oven with extractor over, radiator, tiled splashback.



Inner Hallway

WC / Utility Room

WC, single wash hand basin, side window, radiator, tiled splashback.



Front Hallway

with door to front, radiator, multiple sockets.



Front Bedroom 1

9' 8" x 7' 6" (2.95m x 2.29m) with window to front, multiple sockets, radiator.



Bathroom

7' 7" x 7' 5" (2.31m x 2.26m) enclosed corner shower, jacuzzi bath, WC, single wash hand basin, radiator, panelled walls, rear window.



Front Bedroom 2

12' 4" x 10' 8" (3.76m x 3.25m) double bedroom, dual aspect

windows to garden and adjoining fields, radiator, multiple sockets, BT point.



Rear Bedroom 3

14' 3" x 10' 5" (4.34m x 3.17m) double bedroom, 2 x windows to rear garden, radiator, multiple sockets, distant sea views.



EXTERNAL

To Front

The property is approached via tarmacadam driveway from the adjoining public highway with fields to both sides leaning down to the central location with the main house and garden area commanding a wonderful setting with views over the adjoining fields, adjoining countryside and towards the coast. The main garden area is predominantly laid to lawn with mature planting and shrubs to border.







Outbuilding



23' 2" x 40' 0" (7.06m x 12.19m) of block construction under cement fibre roof with electric roller door to front, a range of work benches, 2 x side pedestrian door.

Rear Lean-To

15' 2" x 40' 0" (4.62m x 12.19m) of timber frame construction and zinc clad.

THE LAND

Extending to some 10 acres thereabouts and split into 5 paddocks currently used for grazing and cropping purposes and providing a wonderful setting to the 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.

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'.

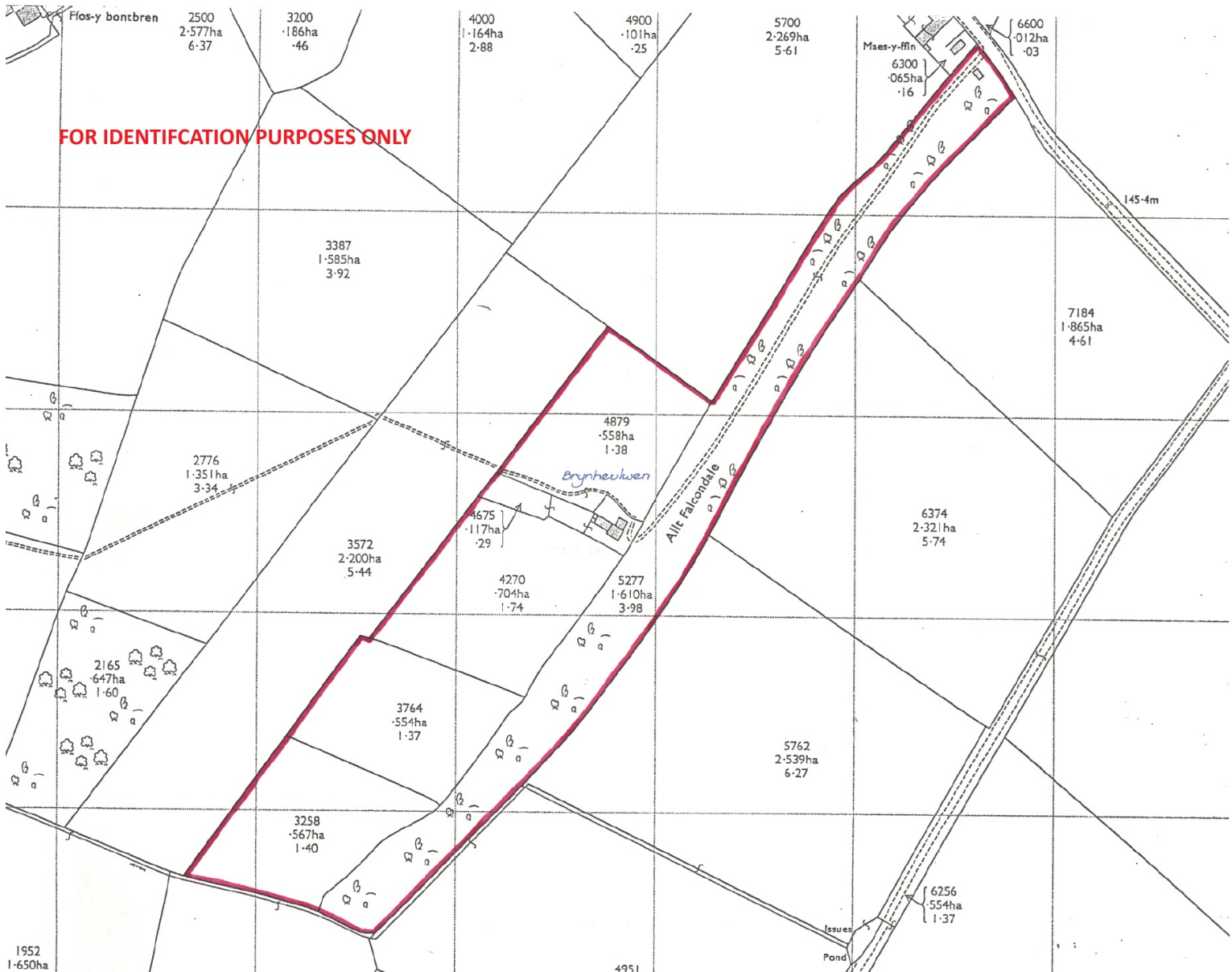
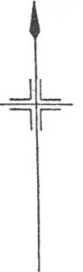
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Services

We understand the property benefits from mains water and electricity. Oil central heating. Private drainage.

Council Tax Band E.

H.M. LAND REGISTRY		TITLE NUMBER	
		WA 9 2 3 0 2 9	
ORDNANCE SURVEY PLAN REFERENCE	SN4560		Scale 1/2500
ADMINISTRATIVE AREA		CEREDIGION / SIR CEREDIGION	
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MATERIAL INFORMATION

Council Tax: Band E

Council Tax: Rate 1654

Parking Types: Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

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

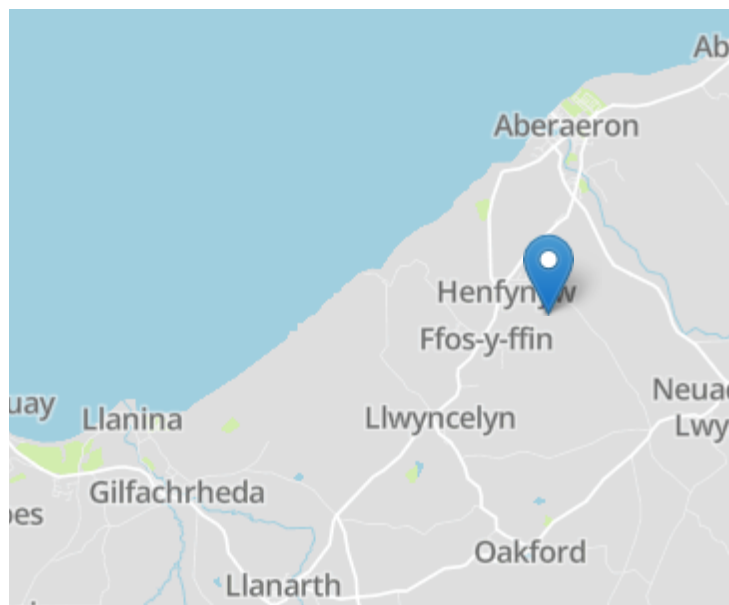
Any risk of coastal erosion? No

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 Aberaeron head south on the A487 after some 1 mile you will enter the village of Ffos y Ffin taking the first left hand turning opposite the church and bus stop passing Bro Ddewi housing estate to its next junction. Cross over the junction on to a quiet country lane passing an estate of new homes. Continue for approximately ½ mile around the bend and proceed for a further 300 yards and the entrance to Brynheulwen (also known as Falcondale) is located on the right hand side after the next cluster of properties and is identified by the Agents for sale board.

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

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