

RURAL SMALLHOLDING ! Spacious 4 Bedroom Bungalow. Set within 1.3 acres. Outstanding countryside views. Abermeurig. Near Aberaeron/Lampeter. West Wales.



Llygad Yr Haul, Abermeurig, Lampeter, Ceredigion. SA48 8PH.

£430,000

A/5066/RD

**** A spacious 4 Bedroom Bungalow ** Set in 1.3 acres (approx) ** Elevated position enjoying countryside views ** Peaceful and tranquil setting ** Useful 45' x 20' outbuilding ** Modern decoration ** Ideal for those seeking a peaceful rural retreat
** Close to Cardigan Bay coastline but enjoying a countryside lifestyle **Recent Certificate of Lawfulness for non-compliance with Occupancy Restriction****

The property is situated on the fringes of the rural village of Abermeurig being close to the larger village of Felinfach which boasts a popular local primary school, village shop and post office, petrol station, mini supermarket, agricultural merchants, community public house and excellent public transport connectivity. The university town of Lampeter and the Georgian Harbour town of Aberaeron are equidistant 15-20 minutes drive from the property offering a wider range of local services and amenities including doctors surgery, supermarkets, local cafes, bars and restaurants.



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GENERAL

A large, spacious country property enjoying an elevated position and an outstanding aspect over the adjoining countryside.

The property provides 4 large Bedrooms and spacious living accommodation with ample parking for 5+ vehicles over a gravelled forecourt which leads on to a side yard area with 20' x 45' steel frame outbuilding and a gently sloping 0.6 acre paddock to the side. All in all the property is set within some 1.3 acres (approx).

NB. Please note that the occupation of the property is subject to an agricultural occupancy restriction which states 'the occupation of the dwelling should be limited to a person solely or mainly employed, or last employed, in the locality of agriculture as defined in Section 290 (1) of the town and country planning act 1971, or in Forestry (including any dependents of such person residing with him), or a widow or widower of such a person.

A planning application for a certificate of lawful occupation for non-compliance is now approved, which should allow wider occupation.

Entrance Hallway



4' 4" x 19' 2" (1.32m x 5.84m) A light and inviting 'L' shaped Hallway accessed via timber door with fan light over and side glass panel, timber flooring, radiator, multiple sockets, airing cupboard and side storage cupboard.

Front Bedroom 1



9' 6" x 7' 8" (2.90m x 2.34m) Double Bedroom, window to front enjoying countryside views, multiple sockets, radiator.

Front Bedroom 2



8' 1" x 13' 1" (2.46m x 3.99m) Double Bedroom, dual aspect windows to front and side with countryside views, multiple sockets, radiator.

Side Walk-In Wardrobe

2' 9" x 9' 7" (0.84m x 2.92m)



Front Bedroom 3



11' 1" x 12' 8" (3.38m x 3.86m) Double Bedroom, side window, radiator, multiple sockets, spotlights to ceiling.

Family Bathroom



11' 7" x 6' 5" (3.53m x 1.96m) High quality modern white bathroom suite including freestanding roll top bath, walk in shower with side glass panel, WC, single wash hand basin on vanity unit, heated towel rail, rear window, half tiled walls and tiled flooring.

Lounge



15' 6" x 19' 6" (4.72m x 5.94m) A spacious family living room with large window to front enjoying countryside views, Jetul log burner on slate hearth, 2 x radiator, wall lights, connecting door into:

Kitchen/Dining Room





12' 6" x 21' 5" (3.81m x 6.53m) with a modern range of painted grey base and wall units with wood effect worktop, Russell Hobbs oven with Candy Induction hobs with extractor over, ceramic sink and drainer with mixer tap, tiled splashback, tiled flooring, breakfast bar, windows to front enjoying countryside views.

Dining area with timber flooring, space for 6+ persons dining table, window to front and side, sliding patio doors, 2 x radiator, multiple sockets.

Utility Room

8' 9" x 11' 8" (2.67m x 3.56m) Accessed from the Kitchen with a range of oak effect base units, stainless steel sink and drainer with mixer tap, washing machine connection, rear window and door to Garden, side WC and connecting door to Entrance Hallway, radiator.



Bedroom 4



17' 2" x 11' 6" (5.23m x 3.51m) Recently redecorated providing Double Bedroom with side patio door and rear window, multiple sockets, radiator.

Side Walk-In Wardrobe

6' 4" x 3' 7" (1.93m x 1.09m)

EXTERNALLY







The property is approached from the adjoining quiet country lane via gravelled track to an elevated plot with side patio area providing space for hot tub and garden furniture, side footpath leading to a lawned garden area. Along the front of the property is a continued gravel parking space and track leading onto the extended garden area currently with play equipment and onto the:

Outbuilding



20' 0" x 4' 5" (6.10m x 1.35m) Steel frame construction with concrete base and box profile sheeting to sides and under tiled roof, gravel base and water connection.

THE LAND





To the side of the steel outbuilding is gently sloping 0.6 acre paddock offering potential for a grazing or indeed diversification change of use for leisure purposes (stc).

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

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

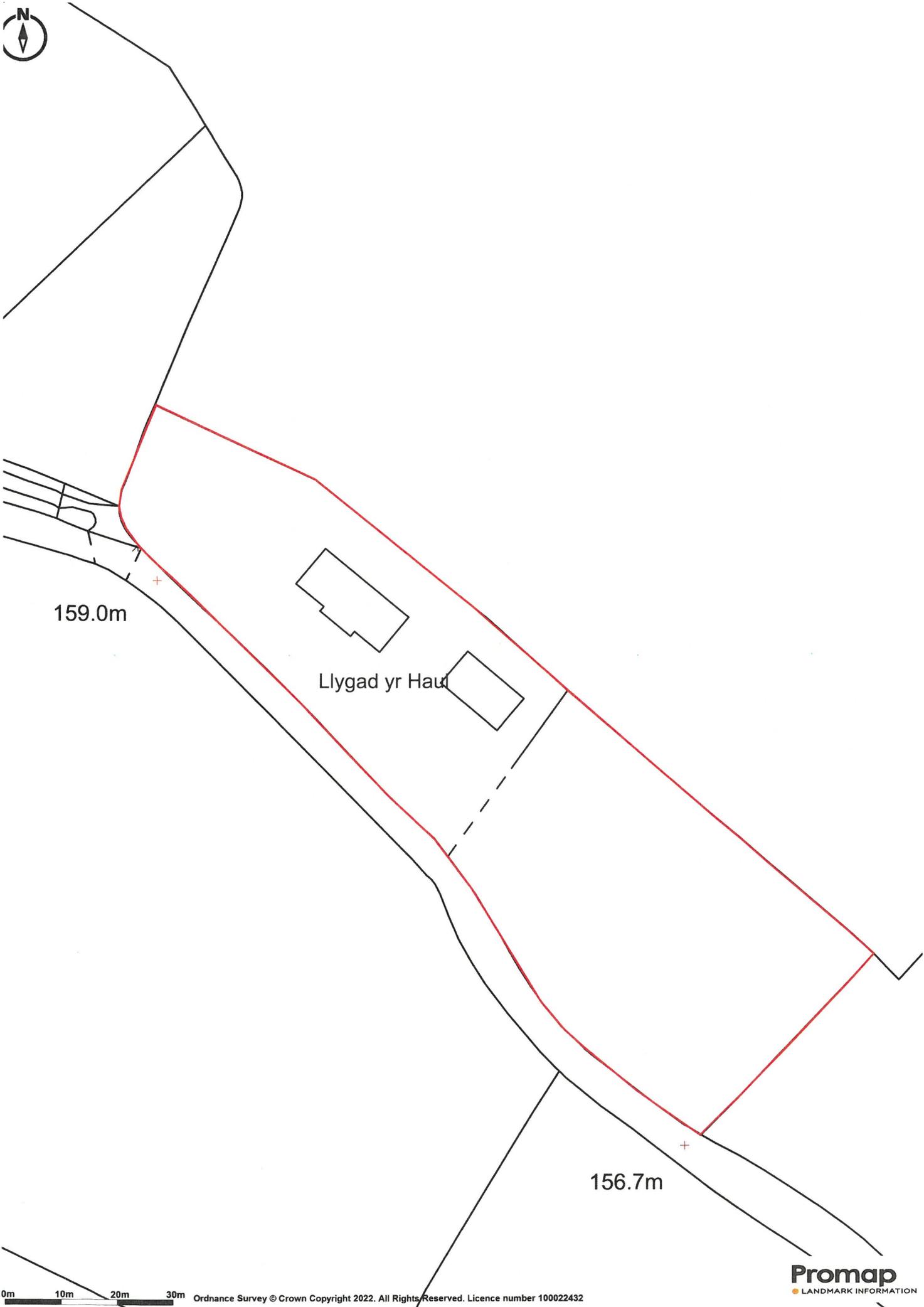
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To keep up to date please visit our Website, Facebook and Instagram Pages

Services

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

Council Tax Band E £1,654.



159.0m

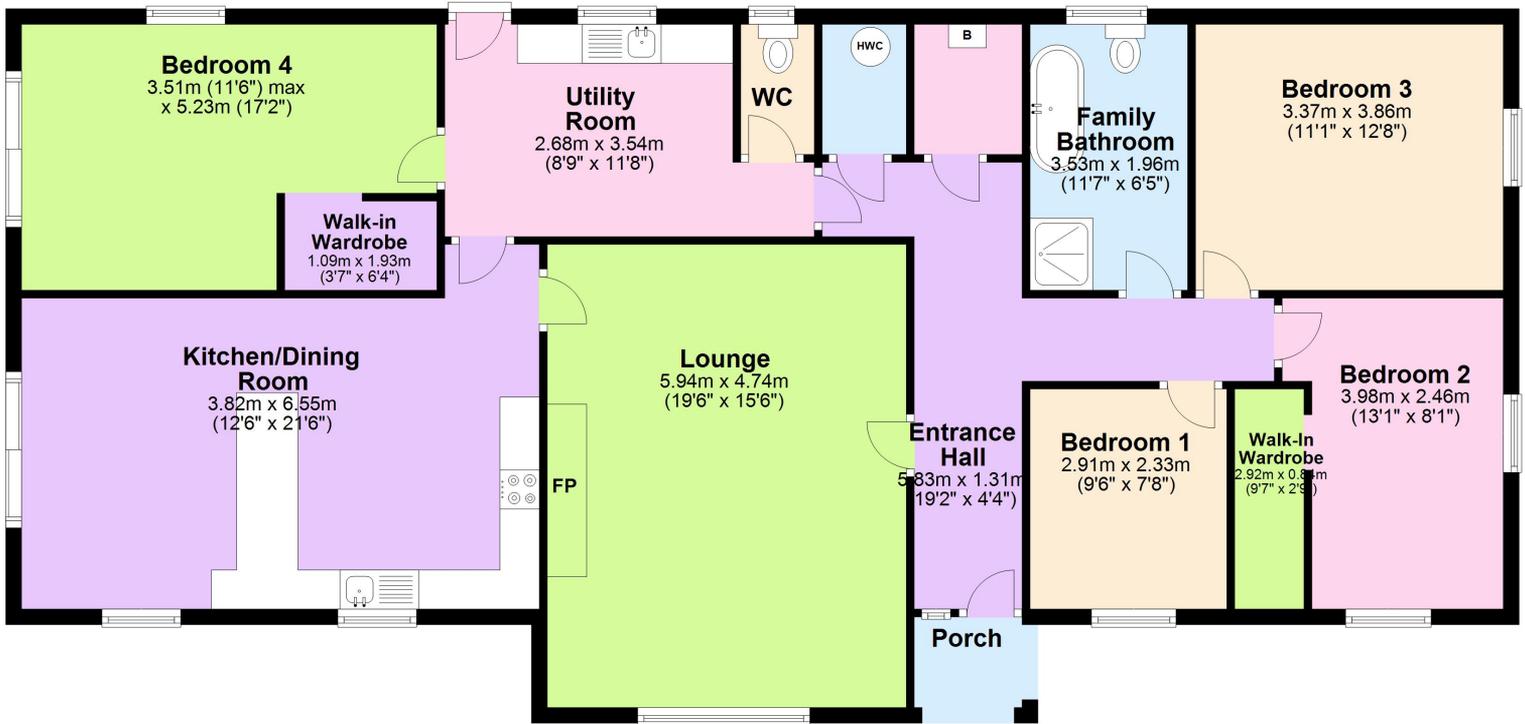
Llygad yr Haut

156.7m



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Ground Floor



Total area: approx. 146.7 sq. metres (1578.9 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.

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.

EPC Rating: D (61)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

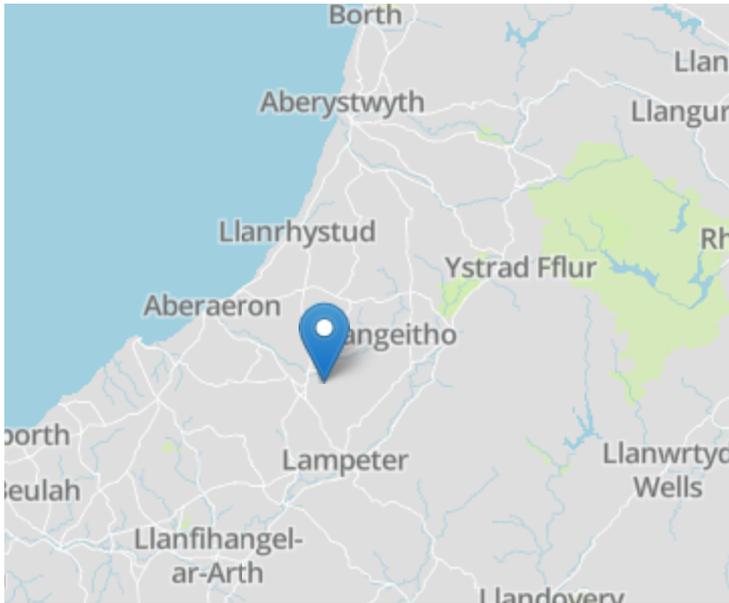
Any risk of coastal erosion? No

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 Felinfach heading south on the A482 bear left onto the B4342 Talsarn road alongside the primary school and continue along this road for approximately 1/2 mile until you reach a fork in the junction. Take the left hand turning and after some 10 yards taking the immediate right hand turning and continue along this country lane until you reach a crossroads after some 500 yards. Turn right after some 20 yards bare left along this country lane rising for another 500 yards and the entrance to Llygad yr Haul is located immediately on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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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