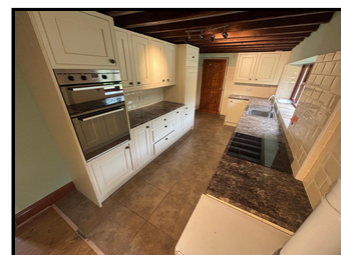


A delightfully appealing and substantial 15 acre country smallholding with traditional and modern outbuildings. Llanfair Clydogau, Near Lampeter, West Wales.



Llain-Goch, Llanfair Clydogau, Lampeter, Ceredigion. SA48 8ND.

£595,000

REF: A/5540/LD

*** No onward chain *** Superbly positioned smallholding with a substantial 4 bedroomed country property *** Level lawn gardens *** Gated driveway and ample parking ***

*** Traditional range of outbuildings and forecourt to the front of the property Ripe for conversion (subject to consent and formerly having planning permission) *** modern outbuildings offering a range of uses *** Dutch barns *** Field shelters *** Prolific and level pasture land spilt into 7 well managed paddocks *** Road side frontage *** Accessible for all types of machinery and livestock ***

*** A lifestyle holding in the most beautiful of surroundings - West Wales at its finest *** Secluded but not remote *** Convenient to the nearby Market Town of Lampeter *** An area renowned for its natural beauty *** Unique property with great potential - A must see *** Contact us today to view



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Location

The property is convenient to the University town of Lampeter (approx 4.5 miles) and 7 miles South of the market town of Tregaron. The Ceredigion and Cardigan Bay coastline is within 12 miles at Aberaeron. The County town of Carmarthen is within easy commuting distance as with Aberystwyth, both approximately 22 miles distant.



General Description

The placing of Llain-Goch on the open market provides the perfect opportunity to acquire a traditional and perfect small holding. Set within the Welsh countryside and level 15.757 acres that surrounds the property. suiting all kinds of animals or machinery work such as silage or hay. Being in a peaceful location, the property still benefits from the convenience of being less than 5 miles to the market town of Lampeter.

The property give the comfortable and spacious 4 bedroomed accommodation. With a country style kitchen with all the modern amenities. Benefitting from an oil fired boiler which runs all domestic hot water and heating.

Externally Llain-Goch has a variety of traditional and modern outbuildings, which provide a wide range of different uses and opportunities. Level lawned gardens to the side and rear of the house with ample parking.

The Accommodation as follows:



Reception Hall

Access via solid timber front entrance door with tiled flooring. Solid staircase leading to first floor. Radiator.

Reception Room

14' 3" x 8' 4" (4.34m x 2.54m) With original ceiling beams and radiator.



Living Room

14' 3" x 15' 6" (4.34m x 4.72m) With a feature original stone wall housing an original open fireplace. Feature wooden beams on ceiling. Under stair cupboard. Radiator.



Open Kitchen / Dining Room

27' 2" x 8' 1" (8.28m x 2.46m) A fully equipped farmhouse style kitchen with wall and floor unit with worktop surface over. Stainless steel sink with drainer unit, 4 ring electric hob and 2 eye level integrated ovens. Feature wooden beams on ceiling. Plumbing and space for an automatic dishwasher. Radiator and Worcester Oil fired boiler.



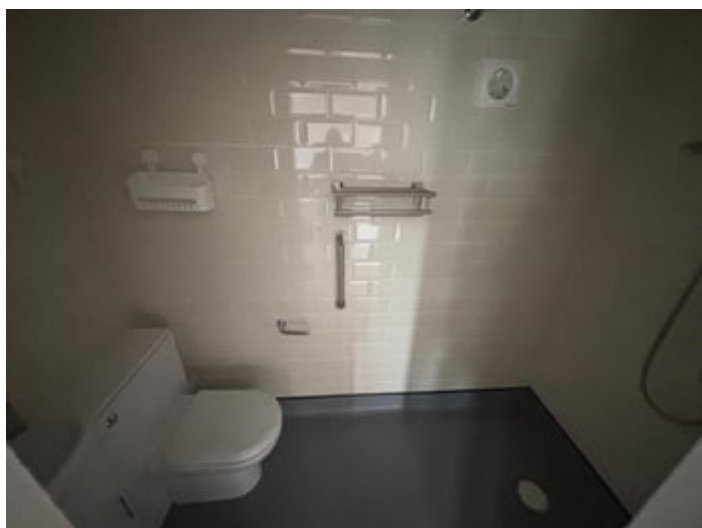
Utility Room

11' 6" x 8' 3" (3.51m x 2.51m) Countertops with plumbing and space under for an automatic washing machine and tumble dryer. Solid timber side access door.



Wet Room

Fully tiled incorporating a vanity unit with a wash hand basin, low level flush W.C., and walk in shower and extractor fan.



Office

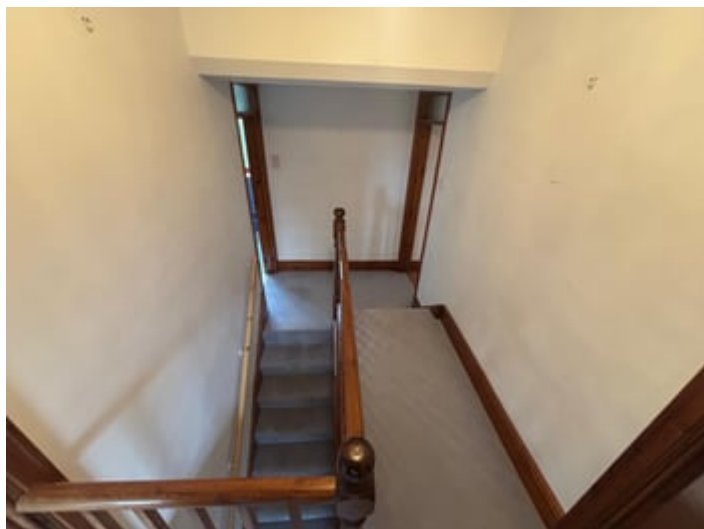
8' 6" x 7' 9" (2.59m x 2.36m) Accessed via the utility room. With double aspect windows to the side and front of the property.



First Floor

Landing

Access via solid staircase from reception hall. Access to loft.



Family Bathroom

13' 3" x 8' 3" (4.04m x 2.51m) A four piece suite incorporating a panelled bath, shower cubicle, wash hand basin and a low level flush W.C. Fully tiled, heated towel rail and radiator.



Bedroom 1

14' 1" x 12' 5" (4.29m x 3.78m) With radiator.



Bedroom 2

14' 5" x 8' 4" (4.39m x 2.54m) With radiator.



Bedroom 3

11' 3" x 8' 4" (3.43m x 2.54m) With a walking airing cupboard with a water tank.

Bedroom 4

9' 5" x 5' 8" (2.87m x 1.73m) With radiator.



Externally

Garden Area

The Property has the benefit of having a large and level lawned garden to the rear and side of the dwelling.



Parking and Driveway

The property is approached from its own private gated driveway and leading off from a council maintained highway leading to ample parking to the front with a traditional courtyard set up which follows more of the following:



Stable Range

24' 8" x 16' 9" (7.52m x 5.11m) housing 2 stable blocks.



Store Shed

15' 0" x 16' 9" (4.57m x 5.11m) Of stone and slate with a loft over.



Former Dairy

38' 8" x 17' 0" (11.79m x 5.18m) Stone and slate range with 4 stable blocks. Electric supplies.

General Purpose Barn

27' 0" x 17' 0" (8.23m x 5.18m) Steel framed with corrugated sheets to the side and front of the property. Open fronted.



Dutch Barn

42' 0" x 22' 0" (12.80m x 6.71m) With concrete floor and side panels.



Chalet

20' 0" x 10' 0" (6.10m x 3.05m) Timber construction with

electricity.



Dutch Barn

48' 0" x 16' 0" (14.63m x 4.88m)



The Land

The property as a whole extends to approximately 15.747 acres and surrounds the property. The land is level and suitable for livestock and machinery work such as silage and hay. The land is divided into 7 well sized and manageable paddocks with stock proof fencing, natural shelter from mature hedgerows and 3 field shelters. Multiple access points to the land from a council maintained highway.

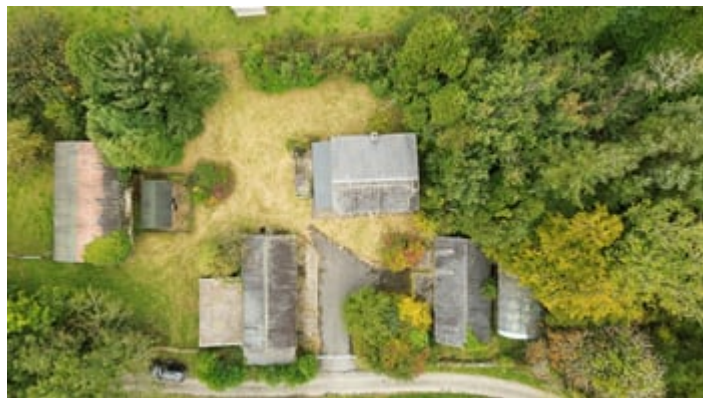




Rear of Property



Aerial View



Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain

Council Tax

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'E'.

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.

Services

he property benefits from private water, mains electricity, private drainage, double glazing, telephone subject to B.T. transfer regulations, Broadband available.



For Identification Purposes Only



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MATERIAL INFORMATION

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Private Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: Level access. Wet room.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

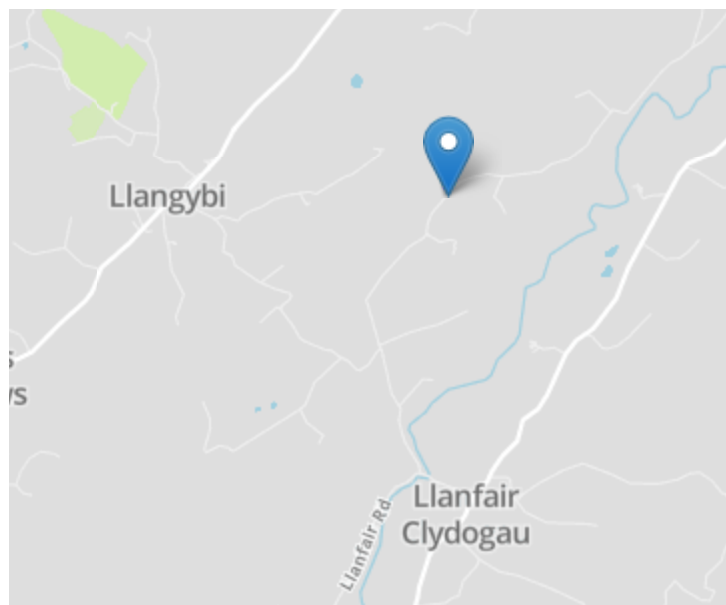
Any risk of coastal erosion? No

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 Lampeter take the B4343 road via Cellan to Llanfair Clydogau. Turning left by the Church on Llanfair square and over the bridge, thereafter just over the Teify bridge and at the old Post Office, take the right hand fork immediately in front of the building. Proceed up the hill and continue on this road for 1.2 miles and the property will be seen on your left hand side as identified by the agents 'for sale' sign.

VIEWING: Strictly by prior appointment only with the sole Agents . Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view 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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For further information or to arrange a viewing on this property please contact :

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