

*A well situated residential 2.436 acre smallholding in the Upper Dulas Valley. 1.5 miles from the Village of Llanddewi Brefi and 2.5 miles South of Tregaron, West Wales*



**Ystrad Llanio, Llanio Road, Tregaron, Ceredigion. SY25 6UW.**

**£545,000**

**REF: A/5397/AM**

\*\*\* A beautifully positioned residential holding of 2.436 acres or thereabouts \*\*\* 5 bedrooms, 2 reception rooms, Family bathroom and ground floor shower/w.c.

\*\*\* Good range of outbuildings - Including stable, kennels, workshop and garaging \*\*\*  
Healthy productive level pasture

\*\*\* Within easy and close proximity to local amenities of the area \*\*\* Aberystwyth lies 18 miles to the North, Lampeter lies 8 miles to the South and the Market Town of Tregaron is some 2.5 miles distant \*\*\* Contact us today to view



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## LOCATION

The University Town Coastal Resort and Administrative Centre of Aberystwyth lies 18 miles to the North, the University Town of Lampeter is 8 miles to the South and the Market Town of Tregaron is some 2.5 miles distant. The property is within easy and close proximity to local amenities of the area.



## GENERAL DESCRIPTION

A beautifully positioned residential holding of 2.436 acres or thereabouts. The property offers a very comfortable 4/5 bedroomed country dwelling house together with a good range of outbuildings, including stable, kennels, workshop, garaging and healthy productive level pasture and is set off the A485 Lampeter to Tregaron road and being within easy and close proximity to local amenities of the area.

The residence is detached and well appointed having an oak kitchen, 2 bathrooms and up to 5 bedrooms with spacious Family proportioned accommodation and benefits from double glazing and oil fired central heating.

A significant country property which extends in total to 2.436 acres or thereabouts comprising of a beautifully situated country holding close to the Teifi Valley and within the foothills of the Cambrian Mountains. The property is within easy access of the Villages of Llangeitho, Llanddewi Brefi and Llanybi, with the larger Market Town of Tregaron within 2.5 miles. Aberystwyth and Lampeter are both within easy commuting distance with a wider range of facilities.



## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

Accessed via Oak entrance door. Oak flooring.



### KITCHEN/DINER

23' 6" x 13' 6" (7.16m x 4.11m) overall in open plan. With fully tiled floor. Hotpoint appliances including 4 ring hob, electric fan oven, microwave and grill. 1.5 bowl sink unit. Dishwasher space.





## GROUND FLOOR BEDROOM 5

13' 3" x 6' 9" (4.04m x 2.06m) with radiator.

## STUDY

8' 9" x 8' 3" (2.67m x 2.51m)



## CLOAKROOM

With shower cubicle and electric shower unit. W.C. Oil fired central heating boiler running domestic systems.

## LIVING ROOM

13' 3" x 23' 3" (4.04m x 7.09m) into bay with fireplace.



## SITTING ROOM

13' 9" x 13' 9" (4.19m x 4.19m) with feature fireplace.



## REAR HALLWAY

With rear entry door to courtyard.

## FIRST FLOOR

## LANDING

Approached via internal timber staircase.







### BEDROOM 1

012' 9" x 11' 3" (3.89m x 3.43m) with cast iron feature fireplace. Double panelled radiator.



### BEDROOM 2

13' 7" x 9' 9" (4.14m x 2.97m)



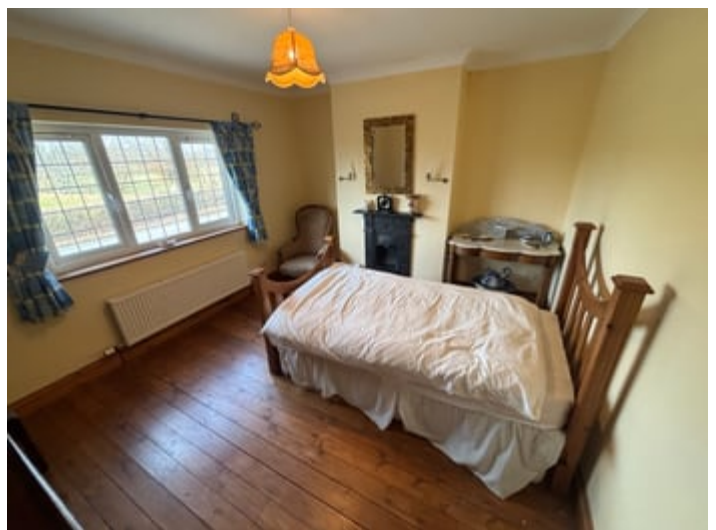
### BEDROOM 3

With panelled bath, low level flush w.c., pedestal wash hand basin. Double panelled radiator. Shaver light.



### BEDROOM 4

15' 8" x 9' 8" (4.78m x 2.95m) with double panelled radiator.



### BEDROOM 5

11' 3" x 13' 2" (3.43m x 4.01m) with radiator.



### EXTERNALLY

#### PARKING AND DRIVEWAY

The property has its own wrought iron gated driveway with matching railings, front patio and flower beds. To the side

various paths serve the rear courtyard which has parking and availability for a number of vehicles.

### **DETACHED GARAGE**

30' 0" x 18' 0" (9.14m x 5.49m) with electric and up and over door.



### **FURTHER GARAGE**

18' 3" x 8' 6" (5.56m x 2.59m)

### **REAR WORKSHOP AND STABLE**

17' 0" x 16' 7" (5.18m x 5.05m)



### **RANGE OF KENNELS**

### **YARD**

Clean tarmacadamed yard.

### **GARDENS**

Gardens easily maintained.

### **THE LAND**

The land is a particular feature of the property and in total extends to approximately 2.436 acres and could be further developed for alternative uses. This all combines to provide an attractive property as made available for the discerning

buyer to create a very desirable country home.

The house sits centrally within the land with one large paddock. It is useful pasture land with roadside frontage, all laid to grazing, securely fenced and with good access from the home paddock to the homestead for stables and animal management.

The land would be ideally used for a number of purposes and located in a sought after agricultural locality.



### **PLEASE NOTE**

There is further land available of approximately 6.812 acres located opposite the house and available by further negotiation.

### **FRONT OF PROPERTY**



### **REAR OF PROPERTY**





## **AGENTS COMMENTS**

The property can be described as well appointed, set within a commodious plot yet with easily managed gardens and attractive gated drive with railings. The courtyard lies to the rear of the property with a Bell Tower and useful range of outbuildings that are adaptable to a multitude of alternative uses, including workshops, storage, or smallholding/ animal keeping or equestrian purposes.

## **TENURE AND POSSESSION**

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

## **COUNCIL TAX**

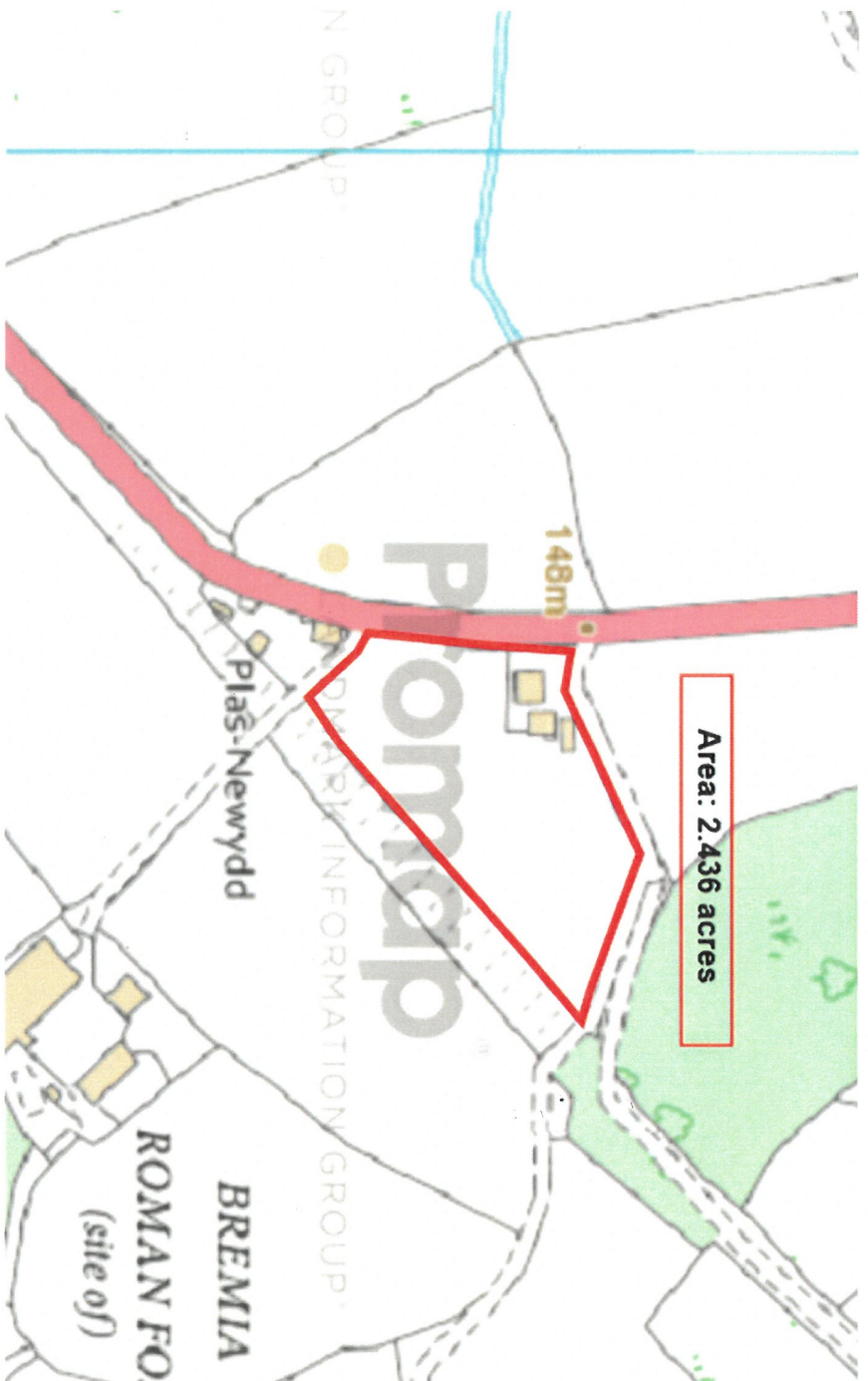
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'E'.

## **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**

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available.



**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Garage.  
Gated. Private.

**Heating Sources:** Double Glazing.  
Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Level access.

**EPC Rating:** E (54)

**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

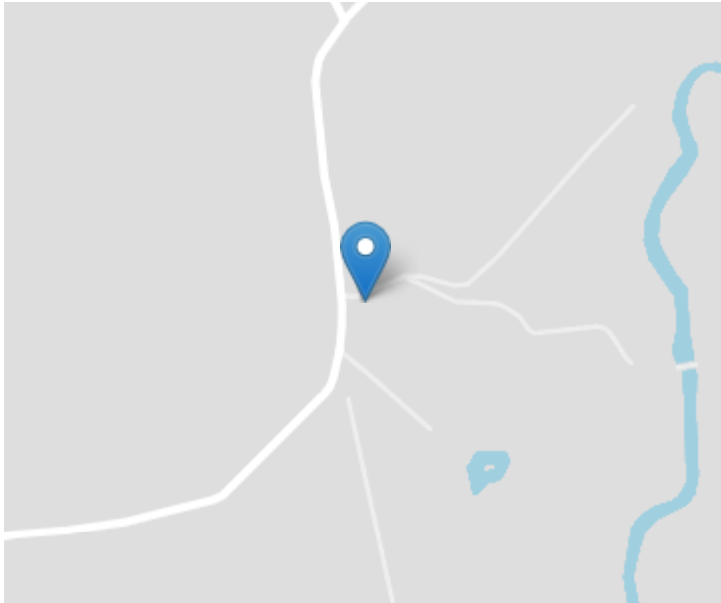
**Is the property listed?** No

**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 A485 towards Tregaron. Proceed through the village of Llanybi and continuing to Coxhead. Continue for a further 1/2 mile and the property will be seen set off the road on the right hand side just before reaching the B4576 junction as identified by the Agents 'For Sale' board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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