

*A well positioned and delightful country smallholding of approximately 3.3 acres. Near Llandysul, West Wales*



**Penrhiwprian Isaf, Penrhiwllan, Llandysul, Ceredigion. SA44 5NS.**

**£415,000**

**REF: A/5220/LD**

\*\*\* A convenient and well positioned country smallholding \*\*\* Consisting of a character three storied 4 bedroomed detached cottage \*\*\* Oil fired central heating, double glazing and Broadband connectivity

\*\*\* Adjoining garage/workshop \*\*\* Ample parking on a tarmacadamed driveway \*\*\* The land is located adjacent to the property and extending to approximately 3.3 acres with separate access point and enjoying a level to sloping pasture with pockets of woodland \*\*\* Well kept enclosed garden area with patio \*\*\* Panoramic views over the Teifi Valley

\*\*\* Convenient to the Market Towns of Newcastle Emlyn and Llandysul and the Cardigan Bay Coast \*\*\* A convenient smallholding with easy accessibility \*\*\* Contact us today to view



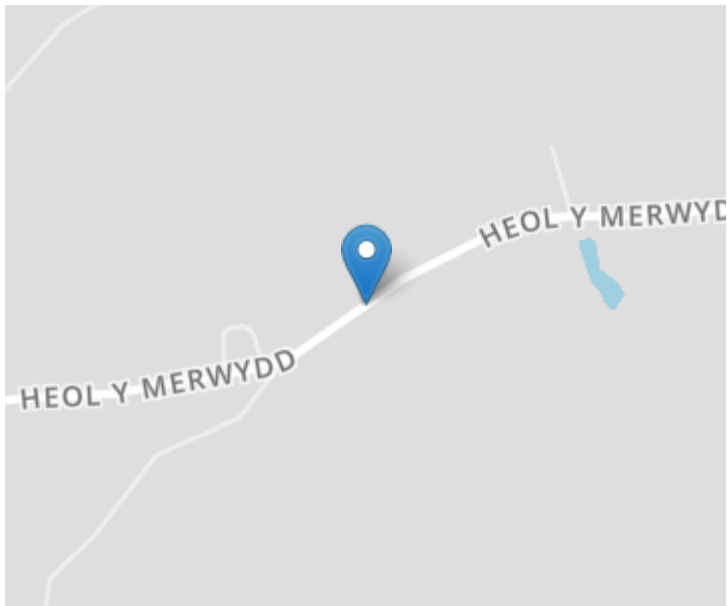
**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk



## LOCATION

The property is positioned on the side of the road leading from Horeb towards Penrhiwllan. Penrhiwllan offers a range of amenities including Shop, Public House/Restaurant, Village Hall, Garage and Building Merchants. The Teifi Valley Market Town of Llandysul with its comprehensive range of shopping and schooling facilities lies within a 5 minute drive. The property is within easy reach of the Cardigan Bay Coast with its several popular sandy Beaches and is just over half an hour's drive from Carmarthen and the link road to the M4 Motorway.

## GENERAL DESCRIPTION

Penrhiwprian Isaf is a well positioned and convenient traditional cottage being refurbished in recent years to offer 4 bedroomed Family sized accommodation. The property is split over three floors with a modern kitchen and bathroom suite.

Externally it boasts its own garden with fantastic views over the Teifi Valley and across the road lies the paddock which has its own separate gated off road access point with a level to gently sloping pasture with pockets of woodland, ideal for those wanting to keep small Animals, Equestrian, etc.

The property therefore is a desirable smallholding in a convenient edge of Village position, being close to Market Towns and the Cardigan Bay Coast. The property in particular offers the following.

## GROUND FLOOR

### LIVING ROOM

25' 6" x 13' 8" (7.77m x 4.17m). Formerly being two separate rooms but now offering a generous Family sized living area with access via a UPVC front entrance door, two windows to the front, brick open fireplace housing a large multi fuel stove, staircase leading to the first floor and lower ground floor accommodation, wood effect tiled flooring.





## LOWER GROUND FLOOR

### KITCHEN

17' 4" x 9' 6" (5.28m x 2.90m). A Shaker style fitted Kitchen with a range of wall and floor units, 1 1/2 sink and drainer unit, electric oven, 4 ring hob with extractor hood over, understairs storage cupboard, tiled flooring.



### UTILITY ROOM

6' 1" x 5' 7" (1.85m x 1.70m). With UPVC rear entrance door to the patio area, Worcester oil fired central heating boiler, plumbing and space for automatic washing machine and tumble dryer.



### CLOAKROOM

With low level flush w.c.

## FIRST FLOOR

### REAR LANDING

Leading to

### BEDROOM 4

9' 6" x 8' 0" (2.90m x 2.44m). With radiator.



### BEDROOM 3

8' 4" x 9' 7" (2.54m x 2.92m). With radiator and fine views to the rear over the Teifi Valley.



### FAMILY BATHROOM

A modern suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, extractor fan.



### FRONT LANDING

Leading to

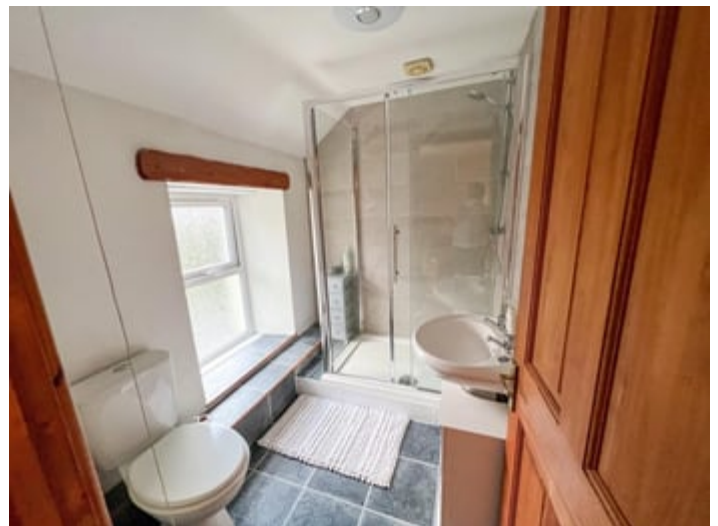
### BEDROOM 1

13' 7" x 8' 9" (4.14m x 2.67m). With radiator.



### EN-SUITE TO BEDROOM 1

A modern suite comprising of a shower cubicle, low level flush w.c., pedestal wash hand basin, extractor fan.





## BEDROOM 2

13' 8" x 8' 6" (4.17m x 2.59m). With radiator.



## EXTERNALLY

### GARAGE/WORKSHOP

16' 3" x 15' 8" (4.95m x 4.78m). With an up and over door, side service door, private water holding tanks with filtration and treatment system. The outbuilding does offer potential for conversion into further accommodation to the main residence (subject to consent).

## GARDEN

A particular feature of this property is its extensive rear garden area being laid to lawn with fantastic views over the Teifi Valley. Directly to the rear of the Kitchen lies the level patio area ideal for outdoor entertaining and dining.





## Patio Area



## THE LAND

The land is adjacent to the property and benefits from its very own gated off road access point. The land is level to sloping in nature, being ideal pasture for Equestrian or small Animal keeping, and enjoys pockets of woodland. This creates the most perfect smallholding and is in close proximity to the property for ease of access.



## PARKING AND DRIVEWAY

A tarmacadamed driveway lies to the side of the property with ample parking and easy access. The land enjoys its own separate access point.



## AGENT'S COMMENTS

A convenient smallholding with generous Family accommodation and great possibilities for the land.

## 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 AND POSSESSION

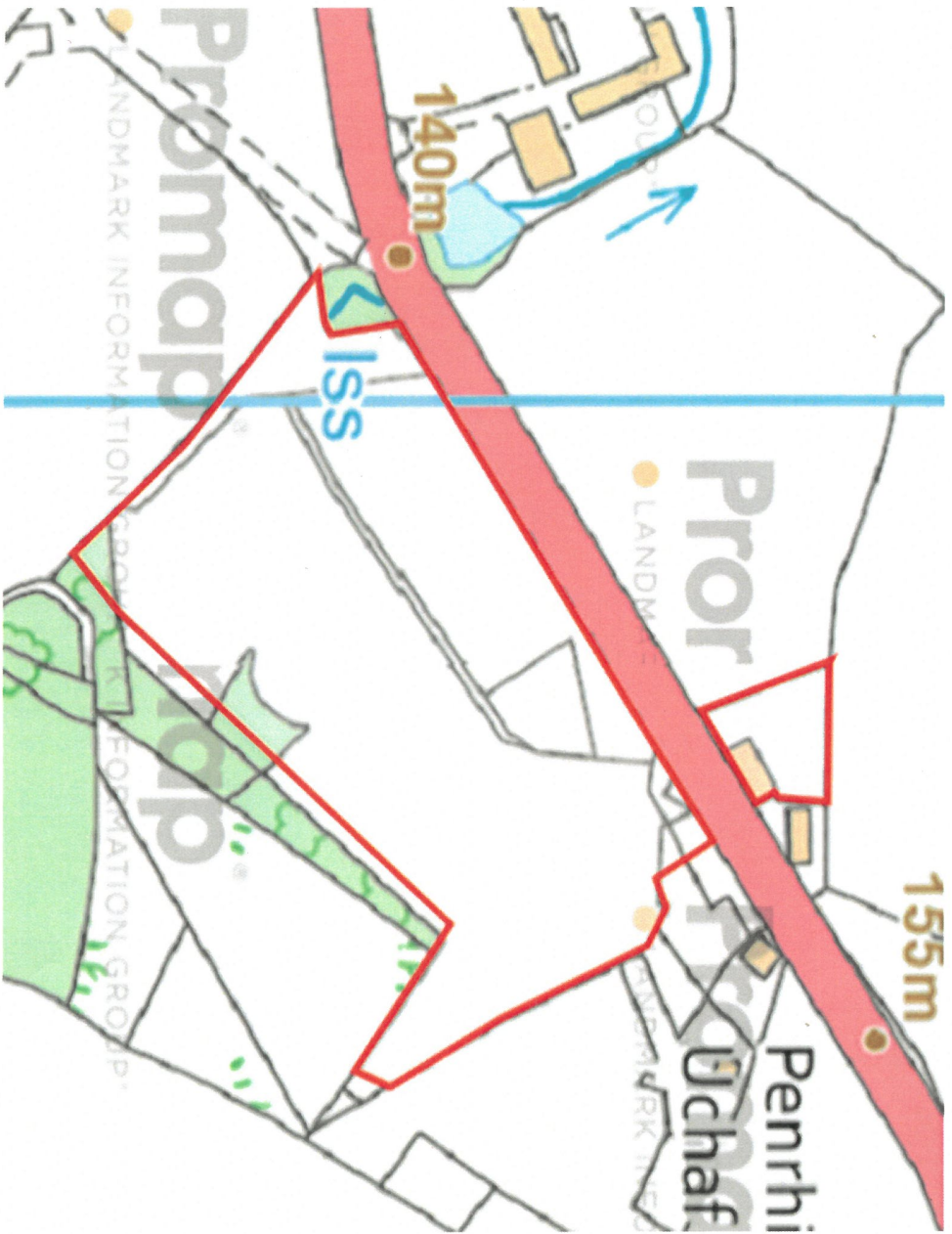
We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

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

## Services

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



# MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway.

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

**Electricity Supply:** Mains Supply.

**Water Supply:** Private Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (40)

**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

**Construction Type**

Traditional




### Directions

From Aberaeron travel South West on the A487. Continue for approximately 9 miles to the Village of Synod Inn. Turn left onto the A486 signposted for Llandysul. Continue on this road passing through the Villages of Ffostrasol and Croeslan until you reach the Village of Horeb. Turn right on the A475 signposted for Newcastle Emlyn. Continue through the Village of Horeb for a further 0.5 of a mile. As you head down the hill towards Penrhiwllan the property will be located on your right hand side, 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 properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		68
(39-54)	<b>E</b>	40	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

For further information or to arrange a viewing on this beautiful property, contact us:

**Lampeter**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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