

A delightful country smallholding of approximately 15 acres with character semi detached house, gardens and stables. Ffair Rhos, Ystrad Meurig, West Wales



Y Fron, Ffair Rhos, Ystrad Meurig, Ceredigion. SY25 6BP.

£375,000

REF: A/5467/LD

*** No onward chain - Priced to sell *** A delightful Equestrian country smallholding *** Convenient centre of Village location *** In all set in approximately 15 acres *** 4 bedroomed semi detached house *** Generous Family accommodation with 3 reception rooms *** In need of general modernisation and updating but offering comfortable living

*** Well kept private garden area with patio *** Block built stable block and useful detached workshop *** Level to gently sloping pasture split over numerous enclosures *** Breath taking views to the rear over the Cambrian Mountain range *** Tarmacadamed driveway with ample parking and turning space

*** Convenient to the Village of Pontrhydfendigaid, the Market Town of Tregaron and the University Town of Aberystwyth *** Popular Village Community with renowned Public House *** Viewings recommend - Contact us today to view



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LOCATION



Popular semi rural location at the foothills of the Cambrian Mountains in the rural Community of Ffair Rhos, some 1 mile distant from the Village of Pontrhydfendigaid with Primary School, Shop, Public House and Places of Worship, and within easy travelling distance to the larger Towns of Lampeter, to the South, and Aberystwyth, to the West. Ffair Rhos enjoys the benefit of a thriving Public House.

GENERAL DESCRIPTION

A delightful country smallholding that enjoys a convenient centre of Village location. The property is a semi detached house offering 4 bedroomed accommodation along with ample ground floor living space with 3 reception rooms. The property is in need of general modernisation and updating but provides and good sized Family space.

Externally it sits within its own land of approximately 15 acres with a block built stable block and useful timber workshop. The paddocks are well fenced and split into numerous enclosures ideal for Equestrian purposes or for general Animal grazing.

The property enjoys magnificent views to the rear over the Cambrian Mountains and the surrounding North Ceredigion countryside.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a half glazed front entrance door, staircase to the first floor accommodation.



SITTING ROOM

14' 7" x 11' 10" (4.45m x 3.61m). With feature open fireplace with timber surround, understairs storage cupboard, radiator.



DINING ROOM

14' 7" x 11' 2" (4.45m x 3.40m). With feature exposed stone wall, radiator.



LIVING ROOM

17' 6" x 15' 5" (5.33m x 4.70m). With a feature stone chimney breast with an open fire housing a cast iron multi fuel stove, double aspect windows, two radiators.



LIVING ROOM (SECOND IMAGE)



CONSERVATORY

16' 0" x 8' 9" (4.88m x 2.67m). With tiled flooring, enjoying views over the garden and the land beyond.



KITCHEN

18' 7" x 8' 11" (5.66m x 2.72m). A fitted kitchen with a range of wall and floor units with work surfaces over, single sink and drainer unit, plumbing for dishwasher, traditional Stanley solid fuel Range, tiled flooring, two picture windows with views over the garden.



UTILITY ROOM

10' 10" x 8' 11" (3.30m x 2.72m). With rear entrance door, fitted units with stainless steel sink and drainer unit, tiled flooring, plumbing and space for automatic washing machine and tumble dryer.



FIRST FLOOR

FRONT LANDING

With radiator.



BEDROOM 1

14' 8" x 11' 2" (4.47m x 3.40m). With radiator.



WALK THROUGH DRESSING ROOM

With two built-in mirrored wardrobes, Velux roof window.



EN-SUITE TO BEDROOM 1

11' 3" x 10' 10" (3.43m x 3.30m). A luxury suite comprising of a raised double bath, low level flush w.c., pedestal wash hand basin, two antique style pillared radiators, Velux roof window, extractor fan.



BEDROOM 2

14' 7" x 10' 11" (4.45m x 3.33m). With radiator.



BEDROOM 3

13' 0" x 8' 11" (3.96m x 2.72m). With radiator.



BEDROOM 4/HOME OFFICE

With radiator.



BATHROOM

Having a 4 piece suite comprising of a corner shower cubicle, low level flush w.c., panelled bath, pedestal wash hand basin, radiator.



EXTERNALLY

STABLE BLOCK

35' 0" x 23' 6" (10.67m x 7.16m). Of block construction with sliding door opening onto the paddocks and rear service door, electricity connected.



STABLE BLOCK (SECOND IMAGE)



WORKSHOP

22' 0" x 18' 0" (6.71m x 5.49m). Of timber and corrugated iron construction.

GARDEN

To the rear of the property lies an enclosed garden area laid to lawn with a gravelled patio and pergola enjoying views over the land and the Cambrian Mountains beyond.



GARDEN (SECOND IMAGE)



THE LAND

In total we are informed the property extends to

approximately 15 ACRES or thereabouts. The land has been sub divided into numerous enclosures, being well fenced, and having roadside access. The land perfectly suits Equestrian purposes or for general Animal grazing. We must note the land enjoys breath taking views over the surrounding countryside and provides good access from the stabling.



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



LAND (FOURTH IMAGE)



PARKING AND DRIVEWAY



FRONT OF PROPERTY



REAR OF PROPERTY



VIEW FROM PROPERTY



benefits from mains water, mains electricity, mains drainage, gas central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

AERIAL VIEW



AGENT'S COMMENTS

An appealing Equestrian property enjoying a centre of Village location whilst also being rural.

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 - 'C'.

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

Council Tax: Band C

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: F (26)

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 road North towards Tregaron. In Tregaron on the first square continue straight ahead onto the B4343 Pontrhydfendigaid road. Continue into the Village of Pontrhydfendigaid. On leaving the Village turn right and continue for approximately one mile to Ffair Rhos bearing right in front of the Public House. Proceed for approximately 100 yards and the property will be located thereafter 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

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		46
(21-38) F	26	
(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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