

*Fine rural location. A deceptive and recently upgraded 3 bedroomed cottage set in its own land of approximately 1.366 acres. Silian, near Lampeter, West Wales*



**Tynllain, Silian, Lampeter, Ceredigion. SA48 8AS.**

**£470,000**

**REF: A/5432/LD**

\*\*\* Fine rural location \*\*\* A delightful country smallholding set in approximately 1.366 acres \*\*\* Deceptive Welsh longhouse with 3 double bedrooms and 2 bathrooms \*\*\* Recently upgraded with privately owned solar panels, internal wall insulation and electric air source heating \*\*\* Modern kitchen and bathrooms

\*\*\* One large rear paddock being sloping in nature - Well fenced and gated with ease of access from the main residence \*\*\* Stable block with two stables and turn out area \*\*\* Commanding fantastic views over the West Wales countryside and the Village of Silian \*\*\* Private but not remote

\*\*\* Nicely positioned on the outskirts of the Village Community of Silian - 2 miles from the University Town of Lampeter \*\*\* A convenient smallholding with generous living accommodation \*\*\* Contact us today to view



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## LOCATION



Positioned in semi rural surroundings in the popular Community of Silian, only 2 miles from the University Town of Lampeter, a 20 minute drive to the Ceredigion Heritage Coastline at Aberaeron and within easy travelling distance to the larger Town and Employment Centres of Aberystwyth and Carmarthen. The property enjoys far reaching country views over the Village.

## LOCATION (SECOND IMAGE)



## GENERAL DESCRIPTION



Tynllain offers an upgraded Welsh longhouse that has undergone sympathetic refurbishment in recent years. It now offers spacious 3 bedroomed, 2 bathroomed accommodation along with air source heating, internal wall insulation and privately owned solar panels. The kitchen and bathroom suites have also been upgraded to offer modern living.

Externally it sits within its own land on the Church bank with approximately 1.366 acres. It also benefits from a 2 bay stable block. The property enjoys a private location yet being convenient to Lampeter. It also enjoys mesmerising views over the West Wales countryside.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALLWAY

With UPVC front entrance door, radiator.

### DINING ROOM

20' 1" x 14' 3" (6.12m x 4.34m). With two radiators, rear patio doors to the garden area, beamed ceiling.





## KITCHEN

8' 8" x 14' 2" (2.64m x 4.32m). A modern fitted kitchen with a range of wall and floor units, stainless steel sink and drainer unit, integrated oven, hob and extractor hood over, original stone fireplace with bread oven and crane, plumbing and space for automatic washing machine.



## KITCHEN (SECOND IMAGE)



## REAR HALL

With rear entrance door, staircase to the first floor accommodation.

## GROUND FLOOR BATHROOM

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



## LIVING ROOM

20' 0" x 14' 4" (6.10m x 4.37m). With two radiators, feature stone open fireplace, patio doors to the garden area.



## FIRST FLOOR

### LANDING

With radiator, access to the loft space via two access points, three Velux roof windows.



### BEDROOM 1

16' 0" x 14' 7" (4.88m x 4.45m). With radiator, large Velux roof window.



### BEDROOM 2

18' 6" x 9' 3" (5.64m x 2.82m). With two radiators, two windows to the front.



### FIRST FLOOR BATHROOM

Having a 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, Velux roof window, useful linen cupboard.





## BEDROOM 3

15' 9" x 14' 4" (4.80m x 4.37m). With three radiators, Velux roof window, two windows to the front.



## CONSERVATORY

14' 6" x 11' 4" (4.42m x 3.45m). Of UPVC construction under a poly carbonate roof with doors opening onto the sun terrace.



## EXTERNALLY

### ADJOINING WORKSHOP

34' 0" x 13' 0" (10.36m x 3.96m). Split into two compartments with two service entrance doors.



### CAR PORT

With direct access from the front drive.



### STABLE BLOCK

Comprising of





## STABLE BLOCK (SECOND IMAGE)



### STABLE 1

12' 0" x 12' 0" (3.66m x 3.66m). With rubber matting.



### STABLE 2

12' 0" x 12' 0" (3.66m x 3.66m). With rubber matting.



### TURN OUT AREA

A concreted turn out area.

## Paddock

Located to the rear of the property, being sloping in nature, recently re-fenced, and offering good productive pasture whilst providing a fantastic view point.



### Paddock (SECOND IMAGE)



### Paddock (THIRD IMAGE)



## YARD AREA

A concreted yard to the front and the rear of the property with ample vehicular access points.



GARDEN



TERRACE



FRONT OF PROPERTY



REAR OF PROPERTY



REAR OF PROPERTY (SECOND IMAGE)



REAR OF PROPERTY (THIRD IMAGE)



## VIEW



## VIEW (SECOND IMAGE)



## AERIAL VIEW



## AGENT'S COMMENTS

A nicely positioned country smallholding yet being convenient to Town living.

## 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'.

## 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, privately owned solar panels, internal wall insulation, electric air source heating, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



**Council Tax:** Band E

N/A

**Parking Types:** Private.

**Heating Sources:** Air Source Heat Pump.

Double Glazing. Solar.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** B (87)

**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 Tregaron road. Continue out of the Town for approximately 1 mile until arriving at a sharp right hand bend. Turn left at the bend signposted Silian. Continue for approximately 0.5 of a mile until arriving at Silian. Turn right down the hill towards the Church. Cross the bridge and turn right just in front of the Church. Continue on this lane for 200 yards and Tynllain will be located thereafter on your left hand side.

**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'.

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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92+) <b>A</b>		
(81-91) <b>B</b>	87	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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