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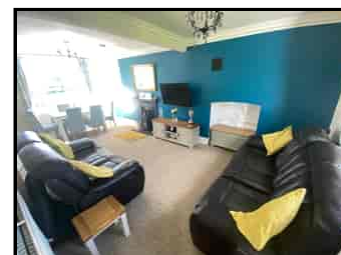


**RICS**



Since 1989

*An appealing and well presented former Manse with extensive garden and fine views. Llangybi,  
West Wales*



**Arosfa, Olmarch, Llangybi, Lampeter, Ceredigion. SA48 8NH.**

**REF: R/3253/LD**

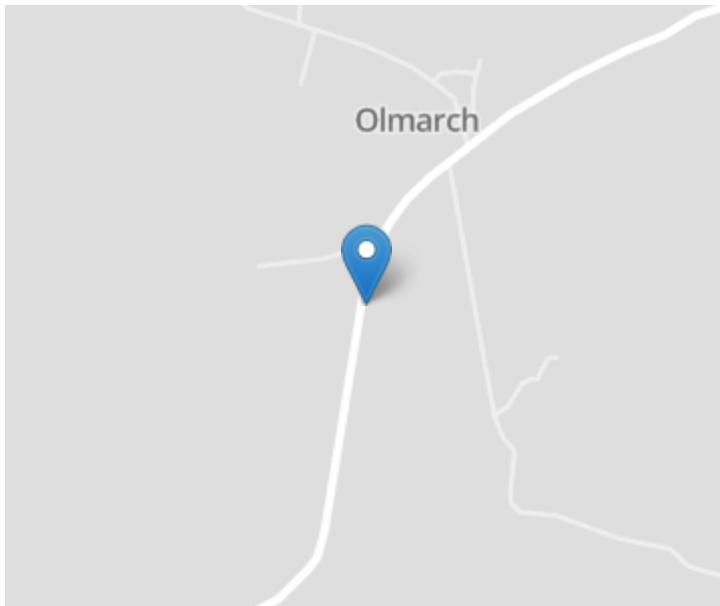
**£295,000**

\*\*\* No onward chain \*\*\* Highly appealing and imposing country property \*\*\* Enjoying an elevated position \*\*\* Traditionally built former Manse offering 3 double bed roomed accommodation \*\*\* Tastefully refurbished with stylish kitchen and bathroom

\*\*\* Perfect Family home with its extensive and private rear garden \*\*\* Oil fired central heating, UPVC double glazing and Broadband available \*\*\* Useful cellar space - Possible workshop, gym, etc

\*\*\* Enjoying South facing and far reaching views over the Dulais Valley and the surrounding countryside \*\*\* Well kept lawned garden with mature hedge boundaries \*\*\* Private parking to the side

\*\*\* Convenient position - Being equidistant to Lampeter and Tregaron \*\*\* Only a 25 minute drive to the Cardigan Bay Coastline \*\*\* Countryside on your doorstep - A dream move \*\*\* For viewings contact the Sole Selling Agents today



## LOCATION

The property enjoys an elevated position and conveniently located just 5 miles from the University Town of Lampeter set off the A485 Lampeter to Tregaron road within the small rural Hamlet of Olmarch, just 1 mile from the Village of Llangybi which offers usual Village amenities including a Junior School, Places of Worship, Caravan Park, Golf Club and Bar, and only 4 miles South from the popular Market Town and Tourist attraction of Tregaron.

## GENERAL DESCRIPTION

Arosfa is an imposing traditionally built former Manse enjoying South facing and fine views over the surrounding countryside and the Dulais Valley. The property has been refurbished in recent times to now offer the perfect Family home with 3 double bedroome accommodation along with a stylish kitchen and bathrooms.

The true beauty of the property lies within the garden, being extensive and located to the rear, being laid mostly to lawn with mature hedge boundary offering great Family space.

The property as a whole deserves early viewing and currently consists of the following:-

## GROUND FLOOR

### RECEPTION HALL

Having access via a UPVC front entrance door with fan light over, radiator, telephone point.



### LIVING ROOM

22' 0" x 11' 0" (6.71m x 3.35m). With a cast iron Georgian fireplace incorporating a multi fuel stove. There also lies a secondary open fireplace with a flue in-situ. T.V. point, radiator, triple aspect windows to the front, side and rear.





### LIVING ROOM (SECOND ANGLE)



### SITTING ROOM/OFFICE

10' 6" x 9' 5" (3.20m x 2.87m). With a large picture window enjoying fine views over the surrounding countryside, Georgian cast iron fireplace.



### REAR HALLWAY

With rear entrance door to the patio and garden area.

### KITCHEN/DINER

11' 3" x 7' 8" (3.43m x 2.34m). A stylish and modern gloss two tone fitted kitchen with a range of wall and floor units incorporating an electric oven, 4 ring hob with extractor fan over, integrated fridge and freezer and dishwasher. A particular feature of course being its exposed stone walls.



### LOWER GROUND FLOOR

#### STORE ROOM/WORKSHOP

28' 0" x 10' 4" (8.53m x 3.15m). With UPVC side exterior door to the driveway, Fire Bird oil fired central heating boiler, plumbing and space for automatic washing machine, former open fireplace. A room with great conversion potential (subject to consent).

### FIRST FLOOR

#### GALLERIED LANDING

Approached via a timber staircase from the Reception Hall, access to the loft space.



## BATHROOM

An impressive Georgian style suite with a corner power shower with various jets and radio, free standing roll top bath with shower attachment, low level flush w.c., pedestal wash hand basin, pillared radiator, towel rail.



## REAR BEDROOM 3

10' 8" x 7' 9" (3.25m x 2.36m). With stripped timber flooring.



## FRONT BEDROOM 1

12' 7" x 11' 0" (3.84m x 3.35m). With stripped timber flooring, double aspect windows with fantastic views over the Dulais Valley.



## BED 1 (SECOND IMAGE)



## WALK-IN DRESSING ROOM

5' 3" x 4' 8" (1.60m x 1.42m).



## BEDROOM 2

12' 5" x 10' 5" (3.78m x 3.17m). With stripped wooden flooring, enjoying fine views over the Dulais Valley.



## EXTERNALLY

### GARDEN

A particular feature of this most charming Georgian style property is its extensive rear garden being private with mature hedge boundary. The garden has been lovingly maintained by the current Owners being laid to lawned area with a large patio. The garden offers a blank canvas and perfect space for any Family home. It asp benefits from the following.



## GARDEN (SECOND IMAGE)



### POLY TUNNEL

10' 0" x 8' 0" (3.05m x 2.44m).

### PATIO AREA

Located directly to the rear of the property. Ideal space for al-fresco dining/entertaining.

### FORMER W.C.

Of stone and slate construction. Now utilised for storage.

### PARKING AND DRIVEWAY

Gravelled driveway to the side of the property giving easy access onto the rear garden and cellar below.

### FRONT OF PROPERTY



## REAR OF PROPERTY



## VIEWS OVER DULAIS VALLEY



## AGENT'S COMMENTS

Highly appealing country residence in a convenient and prominent position. A must view.

## PHOTOGRAPHS

Please note, the photographs were taken in Summer 2022.

## 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 property - 'E'.

## Services

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

## Directions


From Lampeter take the A485 towards Tregaron. Proceed through the Villages of Betws Bledrws and Llangybi. The property is located in the small Hamlet of Olmarch on your left hand side just past the crossroads, 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'.

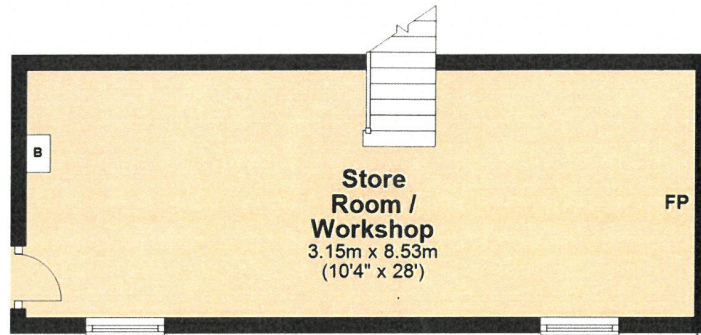
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## Energy Efficiency Rating

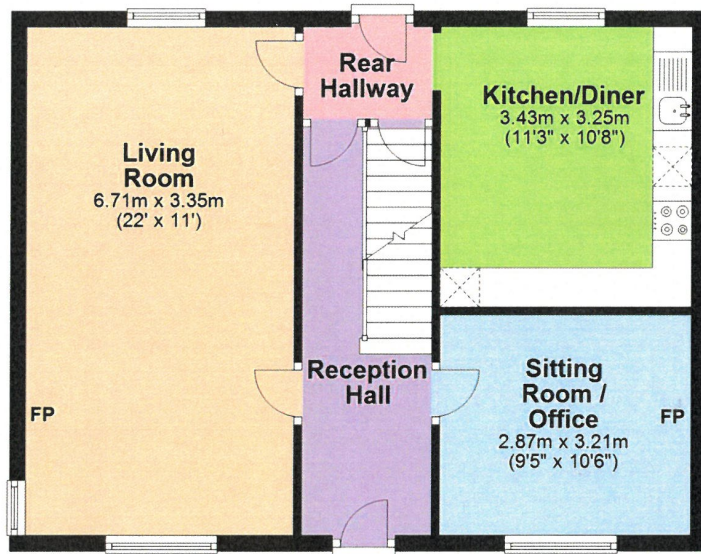
	Current	Potential
Very energy efficient - lower running costs		100
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



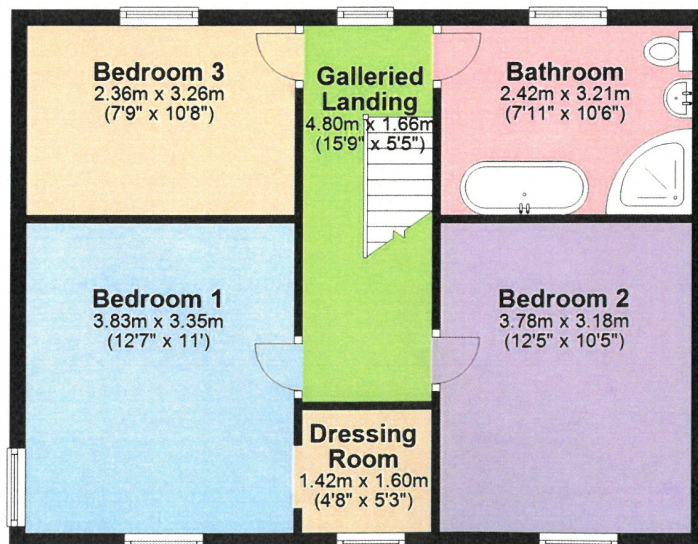
## Basement



## Ground Floor



## First Floor



Total area: approx. 124.4 sq. metres (1339.3 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Arosfa, Llangybi, Lampeter**