

Delightful elevated position. A country property with fantastic views and set in approximately 1.5 acres. Llangeitho, Tregaron, West Wales



Brynhaul, Llangeitho, Tregaron, Ceredigion. SY25 6QX.

£400,000

REF: R/4684/LD

- *** Delightful elevated position country property *** Fantastic location with far reaching views over the Aeron Valley *** In all set within its own land of approximately 1.5 acres *** Newly and nicely refurbished with 4 bedrooomed accommodation
- *** Bespoke handmade kitchen and modern bathroom suite *** Oil fired central heating, UPVC double glazing and good Broadband connectivity *** Traditional and period yet enjoying modern everyday conveniences
- *** Lovely well kept grounds laid to lawn with a fantastic range of mature shrubs and trees - To be viewed to be believed *** Good range of outbuildings with garage, workshop and former stable *** Extensive gated driveway with ample parking *** Two grazing paddocks to the front with small wooded area
- *** Hamlet style setting - Half a mile to the Village Community of Llangeitho with Village Shop, Public House, Primary School, Hall and Places of Worship *** A country property that deserves early viewing - Contact us today



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 set in an elevated position enjoying delightful far reaching views in a Hamlet style setting of similar properties, approximately half a mile distant from the popular Aeron Valley Village of Llangeitho, with Village Shop, Public House, Primary School, Hall and Places of Worship, 4 miles distant from the Teifi Valley Market Town of Tregaron offering a wide range of Shopping and Schooling facilities, and also well situated, being convenient to the University Town of Lampeter, to the South, the Georgian and Harbour Town of Aberaeron, to the West, and the University Town Coastal Resort and Administrative Centre of Aberystwyth, to the North, the whole enjoying attractive views over the picturesque Aeron Valley.

GENERAL DESCRIPTION

A traditional property with attractive dressed stone elevations contained under a slate roof with a latter addition. The property has undergone refurbishment and now offering substantial 4 bedroomed accommodation with a Bespoke fitted kitchen and a modern bathroom. The property benefits from a latter extension that could be utilised as an annexe but as currently an office and utility.

Externally it enjoys extensive well kept and mature grounds to the front and rear. To the other side of the road lies two grazing paddocks and a small woodland.

The property deserves early viewing. It is a fine country property in a sought after locality within the Aeron Valley.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a stable entrance door leading to an impressive hallway with quarry tiled flooring, staircase to the first floor accommodation with understairs storage cupboard, fully glazed rear entrance door.

LIVING ROOM

19' 9" x 10' 0" (6.02m x 3.05m). With a free standing log burner, radiator, double aspect windows to the front and rear, newly carpeted.



LIVING ROOM (SECOND IMAGE)



KITCHEN/DINER

20' 0" x 12' 0" (6.10m x 3.66m). A handmade Bespoke kitchen with a range of wall and floor units with hardwood work surfaces over, fitted Belfast sink, quarry tiled flooring, characterful fireplace housing a solid fuel Rayburn Range (currently not operational).



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



OFFICE/POTENTIAL BEDROOM 5

16' 4" x 10' 4" (4.98m x 3.15m). With patio doors opening onto the front patio area, side window, radiator.



UTILITY ROOM

10' 1" x 8' 11" (3.07m x 2.72m). With side and rear entrance door, fitted units.



PLEASE NOTE

The Office/Bedroom 5 and Utility Room offers itself nicely as an annexe with a separate entrance door and plumbing facilities.

FIRST FLOOR

LANDING



FRONT BEDROOM 1

13' 8" x 9' 11" (4.17m x 3.02m). A double room with radiator and fantastic views to the front over the Aeron Valley.



BEDROOM 1 (SECOND IMAGE)



FRONT BEDROOM 2

10' 3" x 9' 7" (3.12m x 2.92m). A double bedroom with radiator and fantastic views to the front over the Aeron Valley.



REAR BEDROOM 3

11' 6" x 9' 5" (3.51m x 2.87m). With views over the rear garden, radiator and built-in storage.



BEDROOM 3 (SECOND IMAGE)



BEDROOM 4/STUDY

7' 2" x 5' 7" (2.18m x 1.70m). With radiator and enjoying views over the Aeron Valley.



BATHROOM

A modern recently upgraded bathroom suite with a panelled bath with shower attachment and central mixer tap, pedestal wash hand basin, low level flush w.c.



EXTERNALLY

RANGE OF OUTBUILDINGS

Comprising:-

DETACHED GARAGE

15' 6" x 14' 2" (4.72m x 4.32m). With up and over door.



WORKSHOP

22' 0" x 14' 6" (6.71m x 4.42m). A corrugated iron building enjoying a separate car parking area.



FORMER STABLE



GARDEN

A particular feature of this fine country property is its well maintained and mature grounds with extensive lawned areas, a range of flower borders, front patio and an extensive range of mature well grown shrubs and trees, all of which being private and well maintained.

The rear garden enjoys steps leading from the rear entrance door onto a level lawned area with 2 GREENHOUSES and a POTTING SHED.

FRONT GARDEN



FRONT GARDEN (SECOND IMAGE)



FRONT GARDEN (THIRD IMAGE)



FRONT PATIO AREA



REAR GARDEN



REAR GARDEN (SECOND IMAGE)



GREENHOUSE



PADDOCKS

Two enclosures with gated access offering good grazing paddocks.



PADDOCK (SECOND IMAGE)



WOODLAND

A small wooded area to the side with a separate entrance point, being mature and well stocked.



PARKING AND DRIVEWAY

Extensive gated driveway with ample parking.



VIEW FROM PROPERTY



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A nicely positioned refurbished country property set in its own land of approximately 1.5 acres. A must view.

TENURE AND POSSESSION

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

COUNCIL TAX

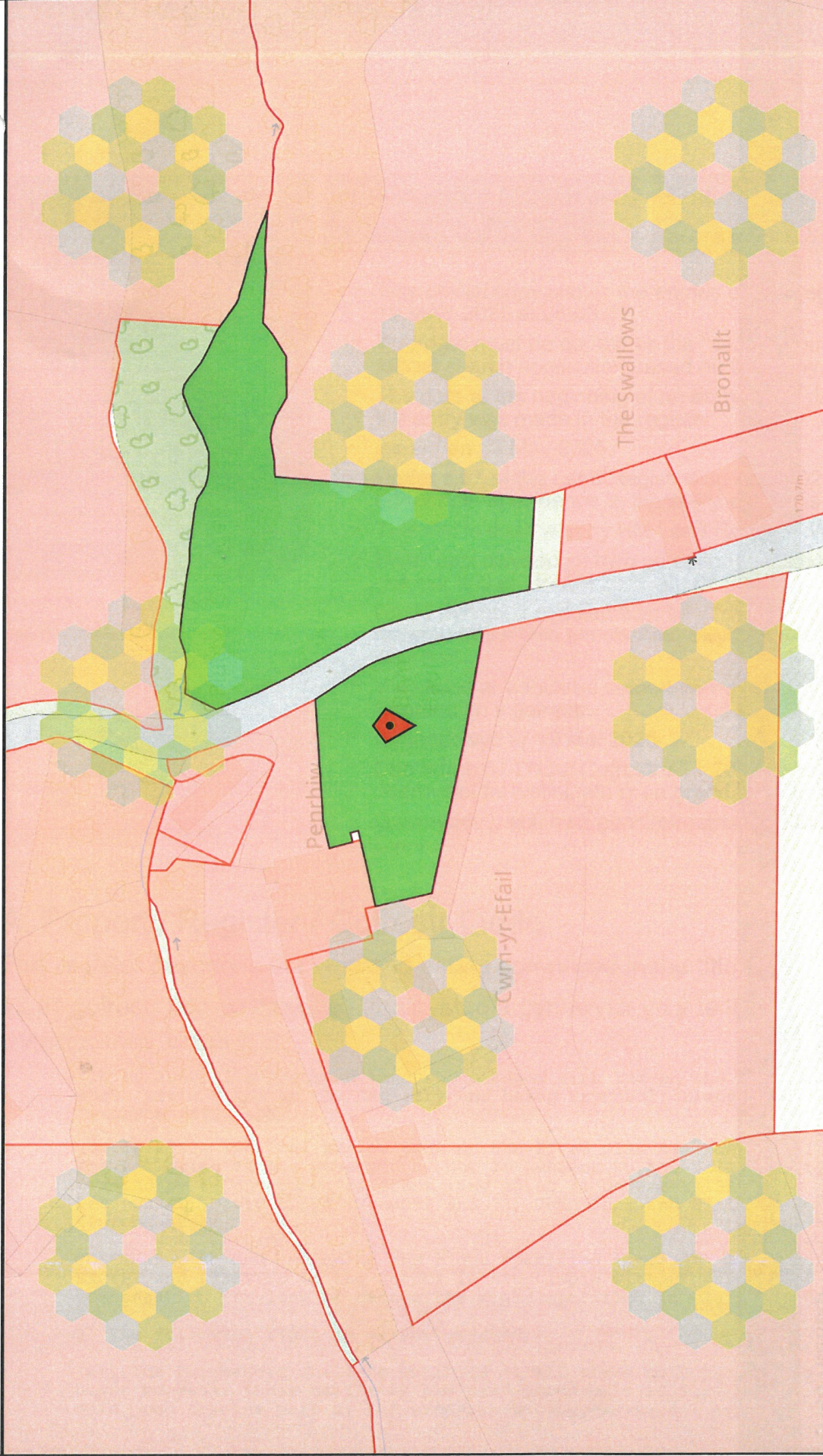
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'E'.

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, private drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



0 5 10 15 20 25 30 35 40 50m

Map scale 1:1250

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Data last updated 10:00pm 09 MAY, 2025

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Gated. Private.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

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

The property is best approached from the A482 Lampeter/Aberaeron roadway by turning in Felinfach towards Talsarn. After passing through the Village of Talsarn, on the B4337, turn right signposted Llangeitho. Continue along this road for approximately 5 miles and on entering the Village of Llangeitho, on the right hand bend, turn left (by the small Bus Stop). Continue to the top of the hill and Brynhaul can be found on the left 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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For further information or to arrange a viewing on this property please contact :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

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



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