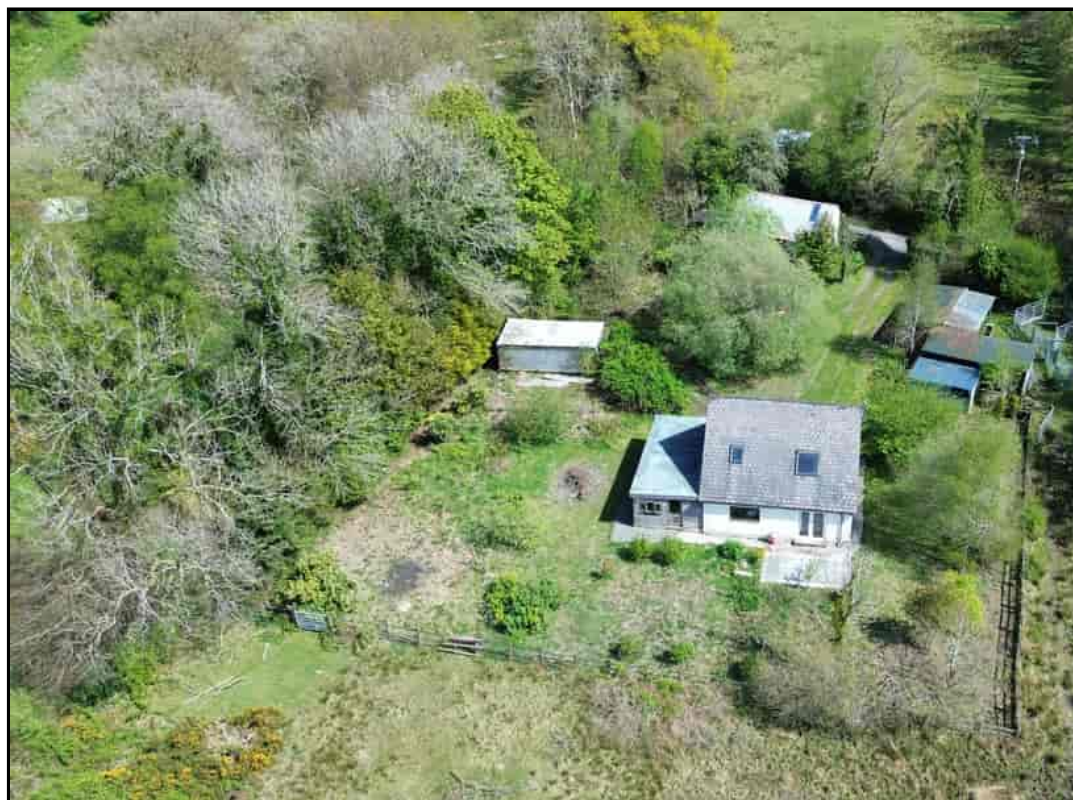


*Peaceful and private position. A delightful country smallholding with 3 bedroomed dormer style bungalow and set within approximately 2.254 acres. Llanfair Clydogau, near Lampeter, West Wales*



**Penygraig, Llanfair Clydogau, Lampeter, Ceredigion. SA48 8LJ.**

**£385,000**

**REF: A/5434/LD ... Smallholding Option**

\*\*\* No onward chain \*\*\* Delightfully positioned and secluded residential smallholding in the upper reaches of the Teifi Valley  
\*\*\* Private and peaceful location \*\*\* Detached and individually designed cottage style residence offering 3 bedroomed accommodation \*\*\* With large open plan kitchen/diner and living room

\*\*\* In all set within its own land of approximately 2.254 acres \*\*\* Lovely mature grounds with fruit tree orchard and bushes  
\*\*\* Particularly useful range of outbuildings with stabling, field shelter, workshops and log cabin \*\*\* Old stone workshop formerly being the original cottage - Offering great conversion opportunity (subject to consent) \*\*\* Level pasture land in need of general maintenance but offering good productive grazing \*\*\* Mature hedge line providing privacy and not being overlooked

\*\*\* Enjoying fine views over the Teifi Valley \*\*\* Remote location yet being convenient to the nearby Market Town of Lampeter \*\*\* Viewings highly recommended - An unique and unrivalled opportunity



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## LOCATION



Delightfully positioned in a private location enjoying far reaching views, in rural surroundings overlooking the Teifi Valley in a secluded position yet not remote, 1 mile from the Village of Llanfair Clydogau, some 4.5 miles distant of the University Town of Lampeter providing a comprehensive range of shopping and schooling facilities, and in an area tucked away in the foothills of the Cambrian Mountains popular with those being interested in country pursuits, such as Bird watching, walking, riding, with a good network of country lanes and access to the Clywedog Forestry Plantation.

## GENERAL DESCRIPTION



A privately positioned country smallholding of approximately 2.254 acres. The property itself is an individually designed cottage style residence offering 3 bedroomed accommodation with an open plan kitchen/diner and living room. The property is deceptively spacious and benefits from solid fuel central heating, double glazing and Fast Fibre Broadband.

Externally it enjoys mature grounds with various lawned areas, small woodland copse, fruit tree orchard and bushes.

A particular feature of the property is the old workshop, formerly being the original cottage, that could offer itself nicely as a conversion opportunity (subject to consent).

There a property with great opportunities.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALLWAY

Accessed via a UPVC front entrance door, staircase to the first floor accommodation, radiator.



### CLOAKROOM

With w.c., wash hand basin.



### LIVING ROOM

18' 0" x 14' 0" (5.49m x 4.27m). With an open fireplace with a cast iron multi fuel stove with back boiler running the



domestic hot water and central heating systems, shelving area, radiator.



**LIVING ROOM (SECOND IMAGE)**



### **KITCHEN/DINER**

24' 0" x 11' 4" (7.32m x 3.45m). A pine fitted kitchen with a range of wall and floor units with work surfacers over, Belfast style sink, plumbing for dishwasher and automatic washing machine, fridge space, gas/electric cooker stove.



### **KITCHEN/DINER (SECOND IMAGE)**



### **KITCHEN/DINER (THIRD IMAGE)**



### **KITCHEN (FOURTH IMAGE)**



### **UTILITY ROOM**

13' 0" x 8' 3" (3.96m x 2.51m). With rear door opening onto the garden.





## GARAGE/WORKSHOP

13' 0" x 16' 0" (3.96m x 4.88m).



## GARAGE/WORKSHOP (SECOND IMAGE)



## FIRST FLOOR

### LANDING

Having access to the loft space, storage cupboard.

## BATHROOM

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



## BATHROOM (SECOND IMAGE)



## BEDROOM 1

14' 0" x 11' 0" (4.27m x 3.35m). With Velux roof window, undereaves storage cupboard, built-in airing cupboard housing the hot water cylinder and immersion.





## BEDROOM 2

13' 0" x 11' 0" (3.96m x 3.35m). With Velux roof window, undereaves storage, radiator.



## BEDROOM 3

11' 0" x 8' 0" (3.35m x 2.44m). With Velux roof window, radiator, undereaves storage cupboard.



## EXTERNALLY

### THE OUTBUILDINGS

A feature of the property is its attractive secluded setting being approached from a Council maintained roadway to a hard based yard area flanked by a number of outbuildings which include:-

### OLD STONE WORKSHOP

27' 0" x 15' 0" (8.23m x 4.57m). Formerly being the original cottage with a kitchen area and bathroom included. This outbuilding requires significant work and refurbishment but offers great potential as a holiday let, studio, workshop (subject to consent).



### TIMBER LOG CABIN



### STABLE

12' 0" x 10' 0" (3.66m x 3.05m).



### DOUBLE BAY LOG STORE

### GARDEN

The property enjoys a mature garden area being private and not overlooked. The garden has been left to nature in recent years and has now created a haven for local Wildlife with mature fruit tree orchard and bushes along with a small woodland copse. It does present an opportunity for re-establishment and could provide a nice cottage style garden.





GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



### THE LAND

The paddock is located to the rear of the property being set in one large enclosure, being fenced and gated, having a mature tree lined boundary, and we are informed offers productive pasture.







DRIVEWAY



FRONT OF PROPERTY



REAR OF PROPERTY



REAR OF PROPERTY (SECOND IMAGE)



## AERIAL VIEW



## AGENT'S COMMENTS

A fine rural location. A country smallholding with great opportunities.

## 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 - 'D'.

## 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 electricity, gravity spring fed water, private drainage (cesspit), solid fuel central heating, oak double glazed windows, UPVC doors, telephone subject to B.T. transfer regulations, Fast Fibre Broadband to the house.



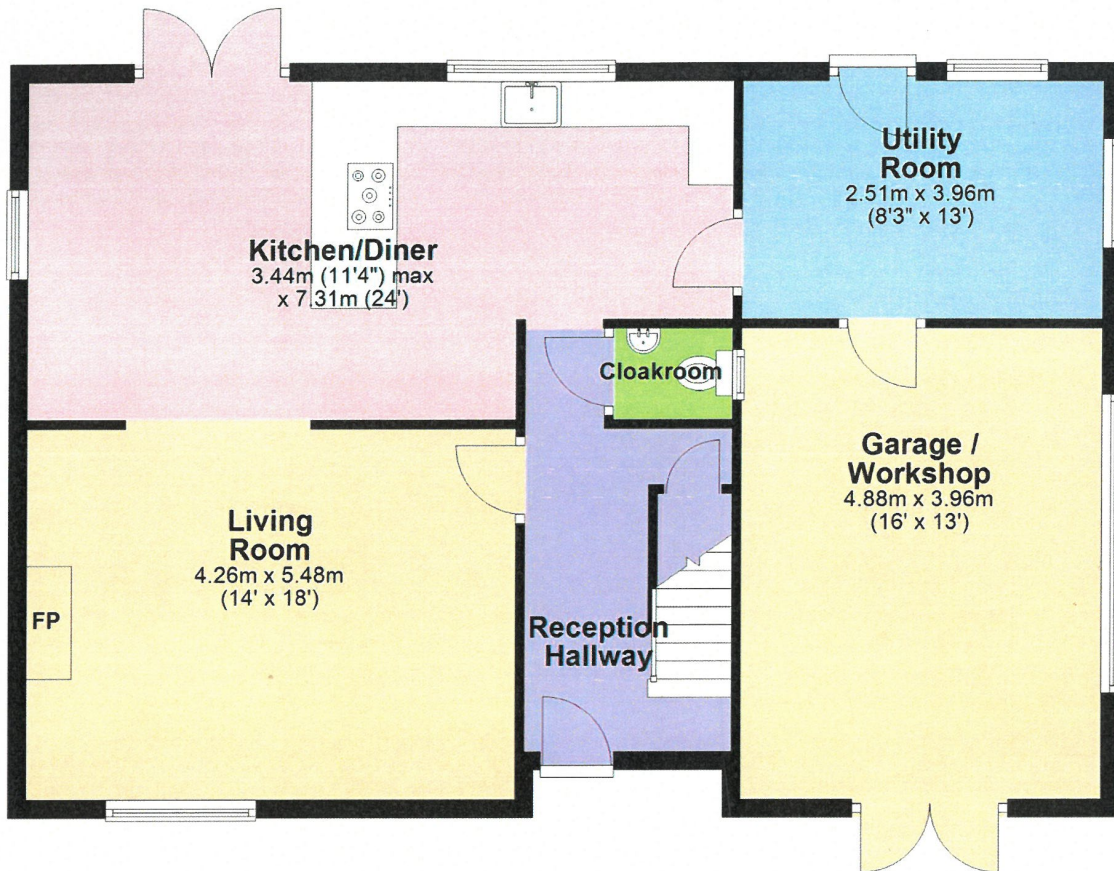


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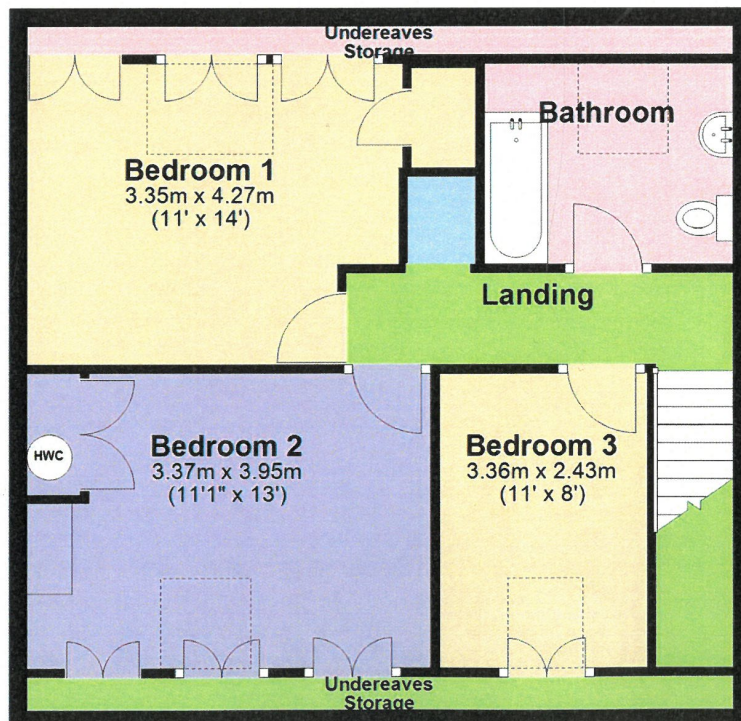
IMATION GROUP



## Ground Floor



## First Floor



Total area: approx. 152.5 sq. metres (1641.9 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.  
Plan produced using PlanUp.

**Penygraig, Llanfair Clydogau, Lampeter**



**Council Tax:** Band D

N/A

**Parking Types:** Private.

**Heating Sources:** Double Glazing. Wood  
Burner.

**Electricity Supply:** Mains Supply.

**Water Supply:** Private Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (62)

**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

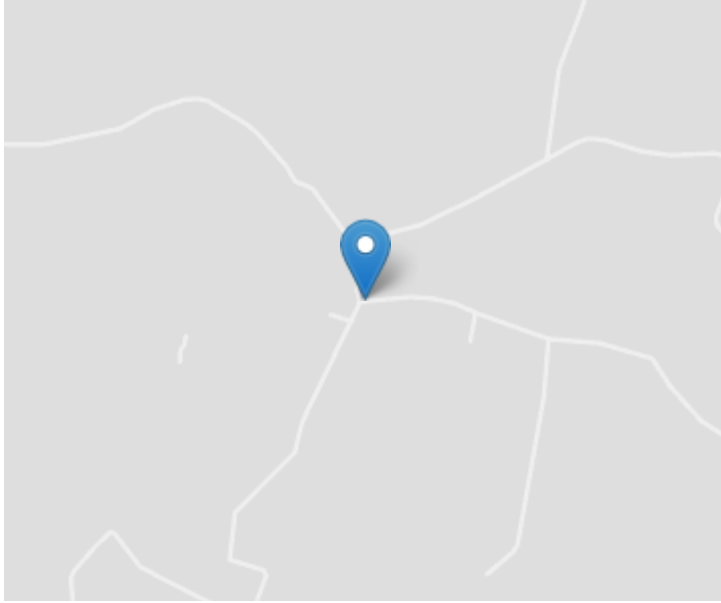
**Is the property listed?** No

**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 A482 Llanwrda road towards Cwmann. After passing E & M Motor Factors take the next left hand turning onto the B4343 roadway. Continue through the Villages of Cellan and Llanfair Clydogau, taking the next right hand turning. Continue for approximately 1 mile, passing over a bridge, bearing right, and right again, and Penygraig can be found on the 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'.

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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		99
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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 :

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

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



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