

*A well situated residential 2.436 acre smallholding in the Upper Dulas Valley. 1.5 miles from the Village of Llanddewi Brefi and 2.5 miles South of Tregaron, West Wales*



**Ystrad Llanio, Llanio Road, Tregaron, Ceredigion. SY25 6UW.**

**£545,000**

**REF: A/5397/AM**

\*\*\* A beautifully positioned residential holding of 2.436 acres or thereabouts \*\*\* 5 bedrooms, 2 reception rooms, Family bathroom and ground floor shower/w.c.

\*\*\* Good range of outbuildings - Including stable, kennels, workshop and garaging \*\*\* Healthy productive level pasture

\*\*\* Further land available of approximately 6.812 acres located opposite the house and available by further negotiation.

\*\*\* Within easy and close proximity to local amenities of the area \*\*\* Aberystwyth lies 18 miles to the North, Lampeter lies 8 miles to the South and the Market Town of Tregaron is some 2.5 miles distant \*\*\* Contact us today to view



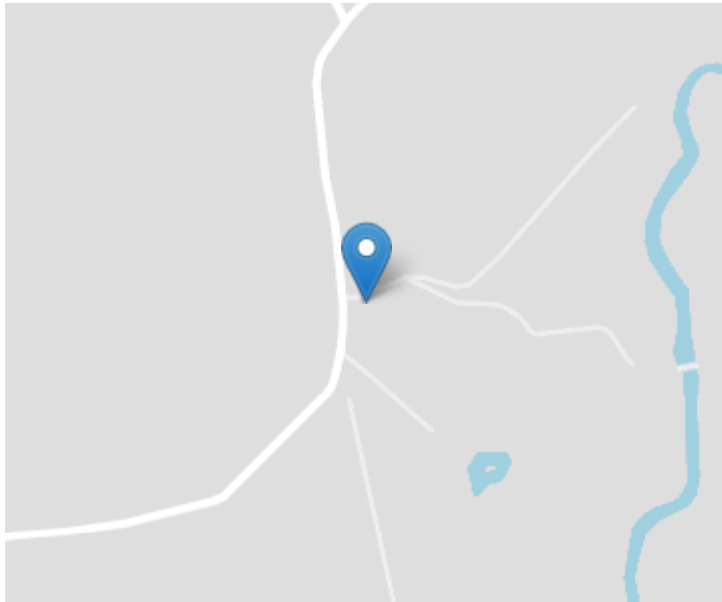
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## LOCATION



The University Town Coastal Resort and Administrative Centre of Aberystwyth lies 18 miles to the North, the University Town of Lampeter is 8 miles to the South and the Market Town of Tregaron is some 2.5 miles distant. The property is within easy and close proximity to local amenities of the area.

## GENERAL DESCRIPTION



A beautifully positioned residential holding of 2.436 acres or thereabouts. The property offers a very comfortable 4/5 bedroomed country dwelling house together with a good range of outbuildings, including stable, kennels, workshop, garaging and healthy productive level pasture and is set off the A485 Lampeter to Tregaron road and being within easy and close proximity to local amenities of the area.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL



Accessed via Oak entrance door. Oak flooring.

### KITCHEN/DINER



23' 6" x 13' 6" (7.16m x 4.11m) overall in open plan. With fully tiled floor. Hotpoint appliances including 4 ring hob, electric fan oven, microwave and grill. 1.5 bowl sink unit. Dishwasher space.

### GROUND FLOOR BEDROOM 5

13' 3" x 6' 9" (4.04m x 2.06m) with radiator.

### STUDY



## BATHROOM



With panelled bath, low level flush w.c., pedestal wash hand basin. Double panelled radiator. Shaver light.

## BEDROOM 3



15' 8" x 9' 8" (4.78m x 2.95m) with double panelled radiator.

## BEDROOM 4



11' 3" x 13' 2" (3.43m x 4.01m) with radiator.

## EXTERNALLY

### PARKING AND DRIVEWAY

## THE LAND



The land is a particular feature of the property and in total extends to approximately 2.436 acres and could be further developed for alternative uses. This all combines to provide an attractive property as made available for the discerning buyer to create a very desirable country home.

The house sits centrally within the land with one large paddock. It is useful pasture land with roadside frontage, all laid to grazing, securely fenced and with good access from the home paddock to the homestead for stables and animal management.

The land would be ideally used for a number of purposes and located in a sought after agricultural locality.

## PLEASE NOTE

There is further land available of approximately 6.812 acres located opposite the house and available by further negotiation.

## FRONT OF PROPERTY



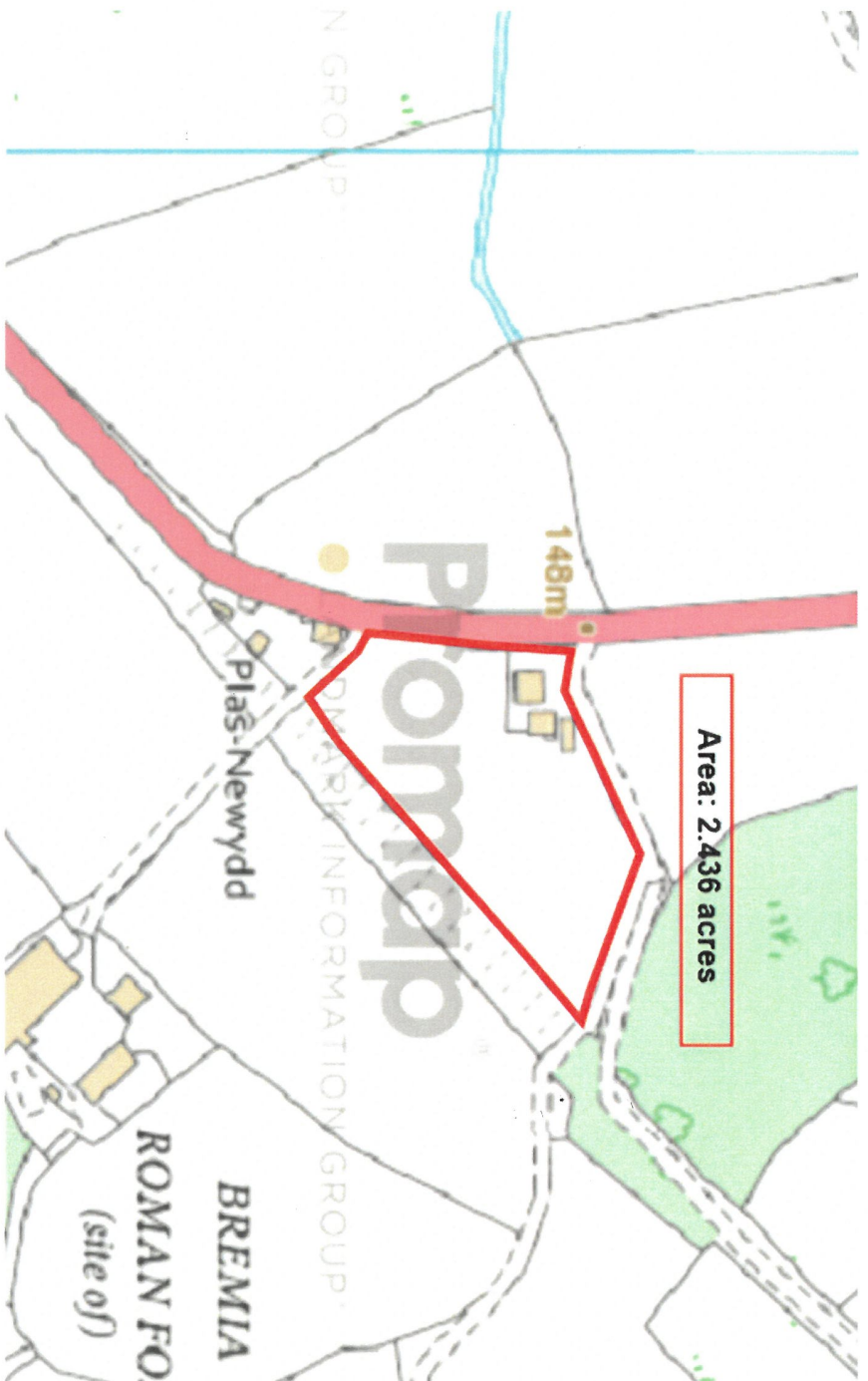
## REAR OF PROPERTY

## 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, oil fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available.



# MATERIAL INFORMATION

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<b>Council Tax:</b> Band E	<b>EPC Rating:</b> E (54)
N/A	<b>Has the property been flooded in last 5 years?</b> No
<b>Parking Types:</b> Driveway. Garage. Gated. Private.	<b>Flooding Sources:</b>
<b>Heating Sources:</b> Double Glazing. Oil.	<b>Any flood defences at the property?</b> No
<b>Electricity Supply:</b> Mains Supply.	<b>Any risk of coastal erosion?</b> No
<b>Water Supply:</b> Mains Supply.	<b>Is the property listed?</b> No
<b>Sewerage:</b> Private Supply.	<b>Are there any restrictions associated with the property?</b> No
<b>Broadband Connection Types:</b> FTTP.	<b>Any easements, servitudes, or wayleaves?</b> No
<b>Accessibility Types:</b> Level access.	<b>The existence of any public or private right of way?</b> No


## Directions

From Lampeter take the A485 towards Tregaron. Proceed through the village of Llangybi and continuing to Coxhead. Continue for a further 1/2 mile and the property will be seen set off the road on the right hand side just before reaching the B4576 junction 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 our properties are also available to view 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		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this beautiful property, contact us:

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