

Traditional Farmhouse. Set within 1.9 acres. Pontsian. Near Llandysul. West Wales.



Glanclettwr, Pontsian, Llandysul, Ceredigion. SA44 4TX.

£320,000

A/5213/RD

**** Traditional stone and slate farmhouse ** Set within large plot ** Adjoining paddock ** All-in-all set within 1.9 acres ** House requiring sympathetic refurbishment throughout ** Many original character features ** Glorious countryside outlook ** Within waking distance to village centre ** Peaceful setting ** Spacious accommodation ** A great opportunity for those seeking to get onto the housing ladder ** Offering great business and diversity potential via the adjoining paddock ** Potential for Airbnb/glamping/touring sites etc (stc) ****

The property is situated on the fringes of the rural village of Pontsian offering an active community hall and village shop. The larger town of Llandysul is some 15 minutes drive of the property offering a wider range of day to day amenities and services including mini supermarket, petrol station, community primary and secondary school, local cafes, bars, restaurants and employment opportunities. Carmarthen and the M4 connections are within 30 minutes drive of the property.



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GENERAL

Formerly part of a larger holding, the opportunity exists to purchase the main farmhouse and gardens, set within some 0.2 acres and also the adjoining paddock of some 1.7 acres. The property enjoys access onto the adjoining county road and we believe the property has excellent potential as a smallholding or a diversification for glamping/ Airbnb subject to the necessary consent. All in all, a great opportunity for those seeking to get onto the housing ladder but also seeking to generate their own income potential.

GROUND FLOOR

Entrance Hallway

Radiator, stairs to first floor.



Sitting Room

14' 2" x 8' 8" (4.32m x 2.64m) with window to front, open fireplace.

Living Room

16' 9" x 13' 10" (5.11m x 4.22m) with tiled open fire surround, exposed beams to ceilings, window to front garden, connecting door to:



Side Hallway

With external pedestrian access and connected to:

Sitting/Dining Room

15' 8" x 11' 8" (4.78m x 3.56m) with window to front with exposed beams to ceiling, multiple sockets.





Rear Kitchen

15' 10" x 8' 3" (4.83m x 2.51m) with a range of wall and base units, stainless steel sink and drainer with mixer tap, dual aspect windows to side of property, tiled flooring, space for electric cooker.



Shower Room

13' 0" x 7' 0" (3.96m x 2.13m) a modern wet room facility with WC, walk-in shower, single wash hand basin, electric heater, rear window. Connecting door to:



Pantry

16' 7" x 7' 5" (5.05m x 2.26m) with flagstone floors, rear windows to garden.





FIRST FLOOR

Galleried Landing

with window to rear garden.



Bedroom 1

15' 3" x 16' 10" (4.65m x 5.13m) double bedroom, window, electric socket.



Bedroom 2

14' 11" x 12' 6" (4.55m x 3.81m) double bedroom, electric

socket.



Bedroom 3

8' 10" x 6' 6" (2.69m x 1.98m) single bedroom with window to front.



Bedroom 4

14' 10" x 8' 11" (4.52m x 2.72m) double bedroom, window to front.



Bedroom 5/Box Room

9' 3" x 6' 10" (2.82m x 2.08m) window to front.



Loft Room

15' 10" x 15' 10" (4.83m x 4.83m) granary loft access via external stone steps.

EXTERNALLY

To Front

The property is approached via a short right of way.

To the front of the house lies a garden laid to lawn.

A concrete yard area is located to the front of the property which can be used for parking and form the access to the adjoining land.





To the Rear

To the rear of the property is a grassed enclosed garden area which would allow access onto the adjoining paddock.

The Land

A 1.7 acre paddock suitable for grazing with mature trees, hedgerow and fencing to boundaries, overlooking the adjoining countryside.

We believe the land may have potential for tourism-led diversification such as glamping etc (STC)





TENURE

The property is of Freehold Tenure.

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 advised the property benefits from mains electric and private drainage. Currently a private spring water supply but we are aware that there is a mains connection within the adjoining roadway which could easily be connected to the house.

Council Tax - Band D

Glanclettwr

Track

166.8m

Clettwr
tage

MATERIAL INFORMATION

Council Tax: Band D

Council Tax: Rate 1354

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: G (13)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

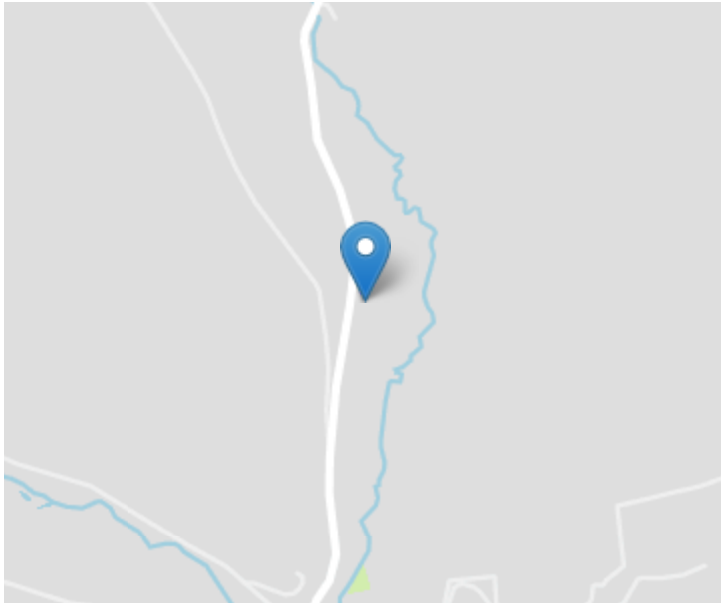
Any risk of coastal erosion? No

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 Pontsian village centre head north on along the B4459, after some 500 yards and leaving the village, the property is located on the right hand side a identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		13
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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