

Nicely positioned country smallholding with a 3 bedroomed modern detached bungalow set in approximately 2.84 acres. Near Lampeter, West Wales



Cwrt Y Brodyr, Blaencwrt, Llanwnnen, Lampeter, Ceredigion. SA48 7LR.

£449,950

REF: A/5314/LD

*** No onward chain *** Nicely positioned country smallholding *** A modern detached country bungalow *** Comfortable 3 bedroomed accommodation *** Oil fired central heating and double glazing

*** Set within its own land of approximately 2.84 acres *** Versatile and useful detached garage/workshop with electric up and over door - Potential conversion (subject to consent) *** Low maintenance grounds with large patio, gravel and lawned areas *** Elevated site overlooking its own land *** Large paddock with mature hedge line and boundary fenced - Roadside gated access point

*** Highly desirable country property in a fine rural position *** Close to Lampeter and a short drive to the Cardigan Bay Coast *** Convenient yet peaceful and private *** Viewings recommended for this most charming and delightful country smallholding



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LOCATION

The property has an attractive rural location and is well located on the fringes of a small Hamlet type setting, enjoying fine views over the countryside, only 1 mile from the Village of Cwrtnewydd, 2 miles from the Village of Llanwnnen and some 3 and 4 miles respectively from the Village of Llanybydder and the University Town of Lampeter.

GENERAL DESCRIPTION

A nicely positioned country smallholding with a modern 3 bedroomed detached bungalow with a useful detached garage/workshop offering potential conversion (subject to consent) or suiting a range of uses and all set nicely within its own land of approximately 2.84 acres.

The land is set in one large paddock with a mature hedge boundary and being fenced. It enjoys roadside gated access point for ease of access and would perfectly suit those wanting to keep Animals or for Equestrian purposes.

As a whole it provides a most comfortable home in a delightful setting with fine views over the Teifi Valley.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door with side glazed panels, radiator, access to the loft space.



LIVING ROOM

18' 3" x 13' 2" (5.56m x 4.01m). An impressive Family room with an imposing stone fireplace with an exposed stone chimney breast with vaulted ceiling, double aspect windows, radiator.



LIVING ROOM (SECOND IMAGE)



KITCHEN

20' 5" x 12' 3" (6.22m x 3.73m). An oak fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit with mixer tap, eye level electric oven, 4 ring hob with cooker hood over, Rayburn oil fired Range running the hot water and domestic systems, tiled flooring, double aspect windows, radiator.



KITCHEN (SECOND IMAGE)



UTILITY ROOM

9' 10" x 5' 7" (3.00m x 1.70m). With a fitted range of wall and floor units with work surfaces over, plumbing and space for automatic washing machine, space for upright fridge/freezer, radiator, UPVC rear entrance door, access to the loft space.



CLOAKROOM

Being fully tiled with a low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



INNER HALL

With large cloak cupboard and separate airing cupboard with hot water cylinder and immersion.

BEDROOM 3

14' 9" x 7' 9" (4.50m x 2.36m). With radiator.

**BEDROOM 2**

10' 7" x 9' 9" (3.23m x 2.97m). With radiator.

**BEDROOM 1**

14' 9" x 11' 3" (4.50m x 3.43m). With radiator.

**CONSERVATORY**

13' 6" x 8' 5" (4.11m x 2.57m). Of UPVC construction under a slate roof, radiator.

**BATHROOM**

Being fully tiled and having a modern 4 piece suite comprising of panelled bath, low level flush w.c., pedestal wash hand basin, corner shower cubicle with Triton electric shower, extractor fan, radiator.



EXTERNALLY

DETACHED GARAGE

28' 0" x 25' 4" (8.53m x 7.72m). Being 'L' shaped, with electric up and over door, two side service doors and a fitted work bench. An impressive garage/workshop with further potential for conversion (subject to consent) being of traditional construction, stone fronted, under a slate roof.



DETACHED GARAGE (SECOND IMAGE)



DETACHED GARAGE (THIRD IMAGE)



SEPARATE STORE AREA

9' 5" x 9' 3" (2.87m x 2.82m).



YARD AREA/PARKING AREA

A concreted yard/parking area to the front of the garage.



GARDEN

A low maintenance enclosed garden area laid mostly to a patio area and gravel with a level lawned area to the front, all of which enjoying great views over the paddock and the surrounding Teifi Valley.



PATIO AREA**LAND**

In total the property extends to approximately 2.84 ACRES and is all set within one large paddock. The paddock enjoys a good gated access point having a natural tree lined boundary and is fenced. It offers a great opportunity for Animal keeping or for Equestrian purposes, all of which enjoying breath taking views over the surrounding countryside.

**LAND (SECOND IMAGE)****LAND (THIRD IMAGE)****LAND (FOURTH IMAGE)****FRONT OF PROPERTY**

REAR OF PROPERTY



VIEW FROM PROPERTY



AGENT'S COMMENTS

A delightful country smallholding offering modern accommodation and a useful garage/workshop.

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 - '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 private spring water, mains electricity, private drainage, oil fired central heating via the Rayburn Range, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



Directions

From Lampeter take the A485 Newcastle Emlyn road. In the Village of Llanwnnen turn right at the roundabout onto the B4337 road. Continue for approximately half a mile, bearing left signposted Gorsgoch. Continue for approximately 1.5 miles towards Gorsgoch. At the small junction turn right and continue down this road for a further 0.5 of a mile. Cwrt Y Brodyr will be the second property on your right hand side.

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'.

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

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

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