

*A character former cow shed offering 3 bedroom accommodation. Popular rural village of Penuwch. Near Aberaeron / Tregaron.*



**Yr Hen Feudy, Penuwch, Tregaron, Ceredigion. SY25 6RA.**

**£220,000**

**Ref R/5101/ID**

**\*\*A character converted former cow shed\*\*Semi detached\*\*3 bedroom (2 bath) accommodation\*\*Picturesque rural setting\*\*Scenic views over open countryside\*\*Generous garden and grounds\*\*Perfect family home/1st time buyers\*\*Ample private parking\*\*Useful storage container\*\*A 20 minute drive to the coast\*\*Electric central heating\*\*Double glazing throughout\*\***

The accommodation provides - open plan lounge/dining room/kitchen, downstairs bedroom with w.c. First floor - main bathroom and 2 double bedrooms.

Nicely positioned within the rural village community of Penuwch, set back off the B4577 road which leads from the coast at Aberarth to the popular market town of Tregaron in the foothills of the Welsh Cambrian Mountains. A 20 minute drive from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. Only a 30 minute drive to the coastal University and administrative centre of Aberystwyth.



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## GENERAL

YR HEN FEUDY comprises of a former cow shed which was converted in 2007 of traditional stone construction under a slated roof.

The property comprises of 3 bedroom accommodation, perfect for those looking to get on the housing ladder or a young family. The property benefits from generous gardens and grounds and ample private parking.

Perfect for those looking for some convenience with character.

The accommodation provides as follows -

## THE ACCOMMODATION

### Open Plan Lounge/Kitchen/Dining Room







26' 1" x 17' 5" (7.95m x 5.31m) max - an open plan social space via half glazed hardwood door with side panels to front and rear, multi fuel stove on a slate hearth, oak laminate flooring, spot lights to ceiling, dog leg stairs to first floor with understairs storage cupboard.

Kitchen Area comprises of a range of fitted base and wall cupboard units with formica working surfaces above, stainless steel drainer sink, electric oven with 4 ring electric hob with extractor hood above, space for washing machine, double glazed window to rear, spot lights to ceiling. Door into -

### Downstairs Bedroom 1



9' 3" x 8' 7" (2.82m x 2.62m) with half glazed hardwood door to front, spot lights to ceiling. Door into -

### Passgeway

Housing the Aztec electric heating system and hot water tank.

### Downstairs w.c.





7' 7" x 2' 8" (2.31m x 0.81m) with a dual flush w.c. corner wash hand basin, frosted window to front.

## FIRST FLOOR

### Central Landing



8' 0" x 6' 7" (2.44m x 2.01m) with velux window.

### Double Bedroom 2

10' 9" x 15' 3" (3.28m x 4.65m) with velux windows to front and rear with scenic rural views towards the Cambrian mountains.



### Main Bathroom



5' 6" x 6' 8" (1.68m x 2.03m) having a three piece suite comprising of a panelled bath with mains shower above, dual flush w.c. pedestal wash hand basin, dormer window.





Double Bedroom 3



9' 8" x 14' 8" (2.95m x 4.47m) with 2 velux windows to front and rear with scenic views towards the Cambrian mountains.

## EXTERNALLY

### To the Front.

The property is approached via initially via a farm track onto a shared driveway with ample gravelled private parking for 3-4 cars.

Generous lawned areas to the upper part.







### To the Rear

A fully enclosed garden, mostly laid to lawn with verandah to the rear of the property.





## Services

We are advised that the property benefits from mains water and electricity. Private drainage to septic tank. Aztec electric heating system.

Council Tax Band - C (Ceredigion County Council).

Tenure - We are informed that the property is of Freehold Tenure.

## Please Note -

There is an old lorry storage unit that the vendors are not intending to take.

## MONEY LAUNDERING

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.

## VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@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

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**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

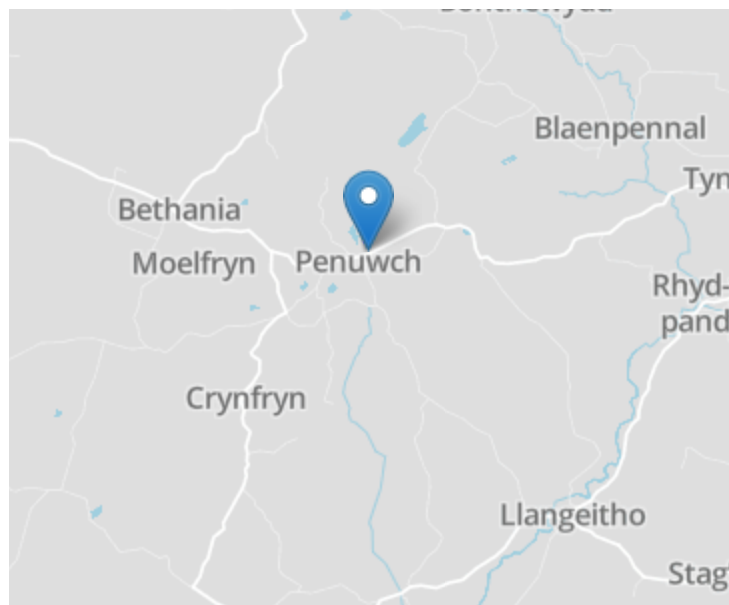
**Is the property listed?** No

**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

From Aberaeron proceed North East on the A487 coast road towards Aberystwyth. Proceed as far as the village of Aberarth, then turn right sign posted Cross Inn. Continue on this road for 10 miles passing through Cross Inn, Pennant and Bethania into the village of Penuwch. Continue into the centre of the village of Penuwch where you will see a sign for the Fishing lakes on your left hand side. Continue up this track and take the 1st left hand junction and the property will be seen as the first on the left hand side.

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

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