

A traditional 3 bed farmhouse set in 6.96 acres of productive pasture paddocks. Conveniently located in the hamlet of Llangoedmore on the outskirts of Cardigan - West Wales.



Brynarberth, Llangoedmor, Cardigan, Ceredigion. SA43 2LP.

£450,000

Ref A/5594/ID

****Attractive traditional 3 bed farmhouse**Set in 6.96 acres of land**Conveniently positioned in the rural hamlet of Llangoedmor**Perfect equestrian property**Range of outbuildings inc stables and dutch barn**Early growing land in good heart**Only a 5 minute drive into Cardigan town centre**Easy access to the Cardigan Bay coastline**Some rooms in need of modernisation****

The property comprises of entrance hall, study, front lounge/dining room, kitchen, laundry room, w.c. First floor - 3 bedrooms and family bathroom.

The property is situated on the fringes of the village community of Llangoedmor which lies some 2 miles East of the popular market town of Cardigan on the Teifi estuary, only a few miles inland from Cardigan Bay heritage coastline with its many popular sandy beaches. Cardigan town offers a range of amenities including local and national retailers, an array of restaurants, public houses, cafes, primary and secondary schooling, 6th form college, places of worship and an integrated health centre. The property is approximately 45 minute drive from Carmarthen and the link to the M4 motorway.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GROUND FLOOR

Entrance Hall



via hardwood front door, vinyl tile flooring, central heating radiator. Door into -

Office/Study



With upvc double glazed window to front, central heating radiator, feature fireplace with newly constructed stone fireplace with mantle above,

W.C.



With low level flush w.c. pedestal wash hand basin, vinyl tile flooring, part tile walls.

Utility



With hardwood stable door to side, tile flooring, plumbing for automatic washing machine and outlet for tumble dryer, 2 double glazed windows to rear.

Kitchen





A modern kitchen comprising of gloss white base and wall cupboard units with working surfaces above, electric oven, 4 ring electric hob with extractor hood above, space for washing machine, 1½ stainless steel drainer sink, worcester oil fired boiler, 2 double glaze windows to rear, tile flooring.

Front Lounge/Dining Room





A characterful room with the focal point being a log burning stove on a slate hearth which was found on the property, oak beam above, double glazed windows to front and side, central heating radiator, exposed beams to ceiling, space for 4 seater dining room, wood effect laminate flooring.

FIRST FLOOR

Landing

window to rear.

Bathroom



With a contemporary style suite comprising a panelled bath with hot and cold taps, corner shower unit with mains shower above, pedestal wash hand basin, low level flush w.c. central heating radiator, half panelled walls, window to rear.

Double Bedroom 1

With double glazed window to front, central heating radiator, wood panel ceiling.





Bedroom 2



Exposed timber beams, central heating radiator, upvc window, wooden panel ceiling.

Bedroom 3



Window to rear, central heating radiator.

Garage



Currently used as a workshop with electric power connected, storage shelves.

EXTERNALLY

The Land

The property sits in just under 7 Acres of grounds, mostly laid to pasture paddocks being in good heart and in the early growing coastal belt.

The land is perfect for equestrian purposes and includes riding/ exercise area.





THE OUTBUILDINGS

3 Bay Stable Block



Dutch Barn



In need of roof repair.

Lean to Storage Shed.

Vegetable / Fruit Garden



Immediately surrounding the property is a productive vegetable / fruit garden with several vegetable beds and orchard.

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

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

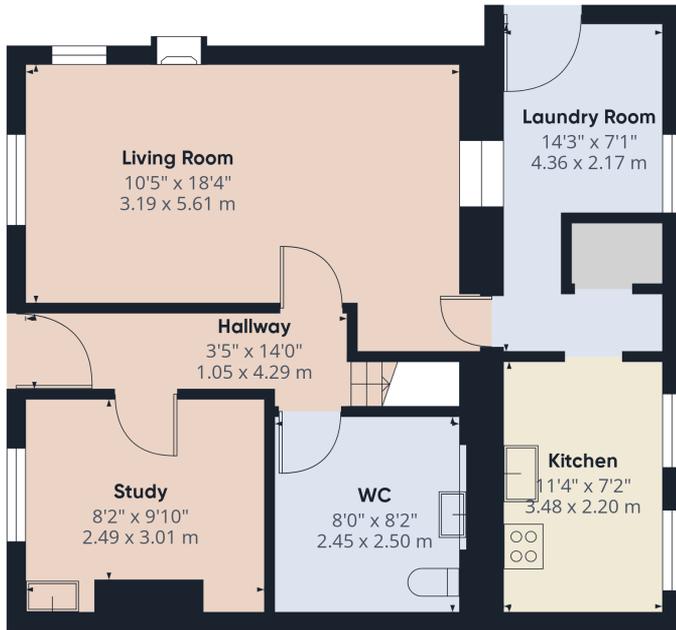
FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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

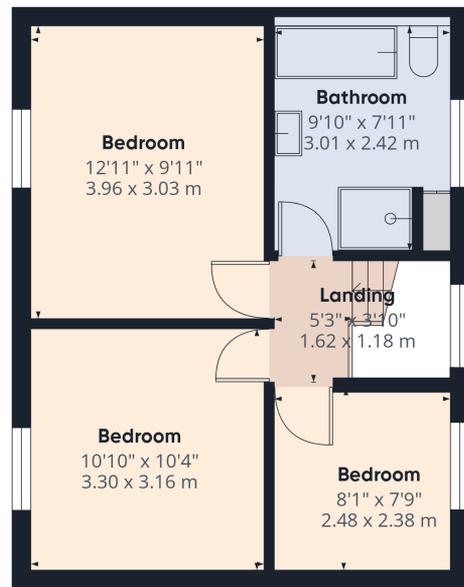
Services

The property benefits from mains water and electricity. Private drainage to cesspit. Oil fired central heating.

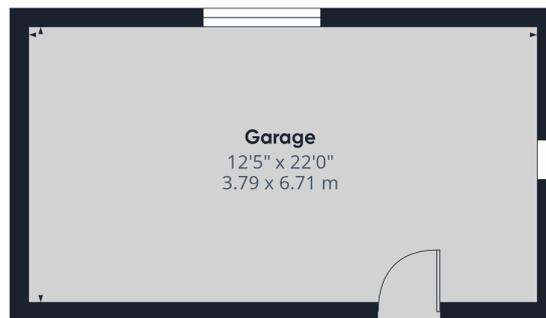
Council Tax Band D (Ceredigion County Council).



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: G (19)

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

Travelling from Cardigan town towards Newcastle Emlyn on the A484, Just on leaving Parc Teifi, take the fork left onto the B457 road, continue on this road through Llangoedmor for approximately a mile and the property will be seen on the left hand side as identified by the agents for sale board.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	19	
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600
E: aberaeron@morgananddavies.co.uk
<http://www.morgananddavies.co.uk>

Regulated by