

A spacious 2/3 Bedroom Bungalow. Set within 2 Acres. Nr. Llandysul. West Wales.



Gorwel, Maesymeillion, Llandysul, Ceredigion. SA44 4NG.

£410,000

A/5106/RD

** Spacious 2/3 Bedroom Detached Bungalow ** Set within 2 acres of Paddocks and Grounds ** Deceptively spacious accommodation ** Range of useful Outbuildings ** Road frontage ** Productive and well drained fields ** Central village location ** Recently constructed Garage with potential for conversion to additional Bedroom space ** Stables ** Ideal for those with an equestrian interest ** A wonderful countryside property being low maintenance and enjoying a wonderful setting **

The property is situated within the hamlet of Maesymeillion being on the fringes of the larger market town of Llandysul with its community primary and secondary school, petrol station, mini supermarket, post office, places of worship, public houses, restaurants and good public transport connectivity. The larger town of Carmarthen and the M4 is some 30 minutes drive from the property. The Cardigan Bay coastline at New Quay and Llangrannog is within 20 minutes drive.



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

General

A deceptively spacious bungalow sat in an elevated position enjoying countryside views.

The living space is of excellent standard with high ceilings, recently installed patio doors from the lounge to the rear garden.

A large kitchen and utility spaces are provided along with a recently constructed garage building (to building regulation approval) which is a great space that has recently been converted to additional accommodation and storage.

Externally the property sits within some 2 acres and is split into 3 separate paddocks with side orchard and front and rear garden space.

The paddocks on the southern boundaries of the property enjoy direct access off the property driveway and well maintained boundaries and access to the handling area which provides stables, useful outbuilding and tack room and separate brick outbuilding.

All in all a wonderful country property with great potential for those seeking a lifestyle change.

THE ACCOMMODATION

Entrance Hallway

8' 9" x 13' 8" (2.67m x 4.17m) accessed via uPVC door with side glass panel, oak flooring, radiator, electric socket.



Lounge

13' 5" x 20' 8" (4.09m x 6.30m) spacious family living room with feature multi-fuel burner on slate hearth with brick surround and oak mantle, tongue and groove panelling to walls, oak flooring, 2 x radiator, window to front garden, recently installed rear patio doors to garden, BT and wifi point, TV point.





Bedroom 1

11' 4" x 10' 5" (3.45m x 3.17m) double bedroom, rear window to garden, multiple sockets, range of fitted wardrobes.



Bedroom 2

9' 8" x 11' 3" (2.95m x 3.43m) double bedroom, rear window to garden, radiator, multiple sockets, range of fitted wardrobes.



Bathroom

7' 8" x 5' 7" (2.34m x 1.70m) modern white bathroom suite including 1200mm enclosed tiled shower unit with waterfall head, single wash hand basin on vanity unit, heated towel rail, WC, fully tiled walls, access to loft, tiled flooring.



Kitchen and Dining Room

27' 5" x 9' 6" (8.36m x 2.90m) running along the front of the property with white base and wall units with wood effect Formica worktop, tiled flooring, Leisure LPG gas and electric cooking range, stainless steel sink and drainer with mixer tap, mosaic tiled splashbacks, dual aspect windows to front and side, external uPVC door with side window, space for 6+ persons table, feature multi-fuel burner on slate hearth, slate cladding to walls, radiator.



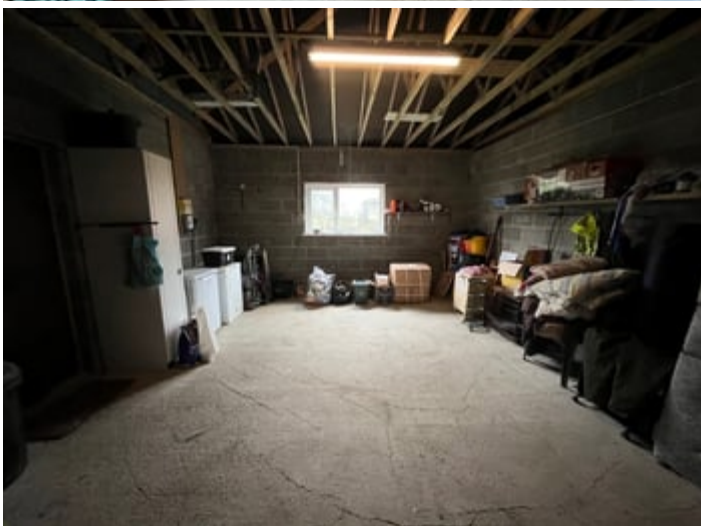
Utility Room

15' 7" x 9' 5" (4.75m x 2.87m) with a range of base units, washing machine connection points, stainless steel sink and drainer, radiator, warmflow oil boiler, tile effect vinyl flooring, rear glass door to garden, side door to:



Store Room

of cavity block construction with building regulation approval with 9'6" high ceiling height, steel up and over door to front, concrete base, window to garden.



Hobby Room/3rd Bedroom

Currently used as a hobby room but could provide a double bedroom/office etc with window overlooking garden, fitted desk/dressing table, multiple sockets.

EXTERNALLY

To front

The property is approached from the adjoining county road with 2 separate access points which are extremely useful and serve the residential element separately to the agricultural side.





To side

To the side of the main dwelling is an extended lawned garden area with fruit trees and side footpaths leading through to:



To Rear

Raised rear garden area predominantly laid to lawn with mature shrubs and planting and side poultry shed and run. From the rear garden you enter the handling yard area which provides access to:



Outbuilding 1

29' 5" x 14' 4" (8.97m x 4.37m) timber frame construction with box profile cladding split into 2 separate rooms with potential for stables/workshop and side tack room with new concrete base, electric socket.



External Canopy Area

21' 5" x 12' 2" (6.53m x 3.71m)

Side Brick Outbuilding

17' 2" x 12' 5" (5.23m x 3.78m) cement fibre roof, side windows.

Stable Block

Split into 2 separate stables with covered entrance and concrete base.



Stable 1

15' 1" x 10' 5" (4.60m x 3.17m) with stable door to front.

Stable 2

15' 3" x 11' 6" (4.65m x 3.51m) with stable door to front.

Side Log Store

Positioned immediately adjacent to the garage, accessed via separate uPVC door to front.

THE LAND

Split into 3 separate paddocks with separate orchard area being ideal for those with an equestrian interest or hobby farming with potential for a leisure/tourism use (stc).

The land is relatively level, being solid ground with good drainage.

To the side of the land is a gravelled track that leads onto the adjoining county highway providing alternative access to the yard and fields without needing to run past the main house.





Services

Mains water and electricity. Private drainage via septic tank.

Council Tax - E (Ceredigion County Council).

Tenure - we understand the property to be Freehold and registered under title number WA693968.

MONEY LAUNDERING

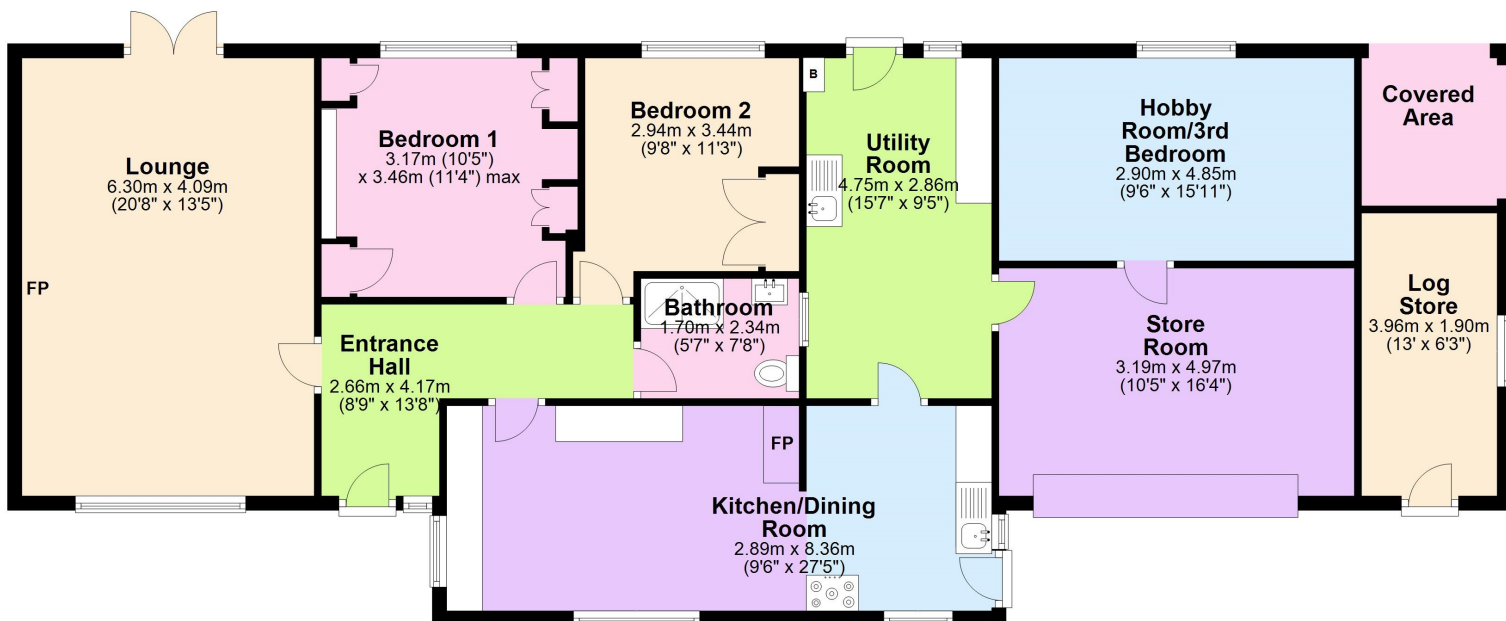
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

TENURE

The property is of Freehold Tenure.

Ground Floor

Approx. 139.6 sq. metres (1502.8 sq. feet)



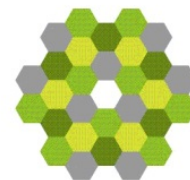
Total area: approx. 139.6 sq. metres (1502.8 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Gorwel, Maesymeillion, Llandysul

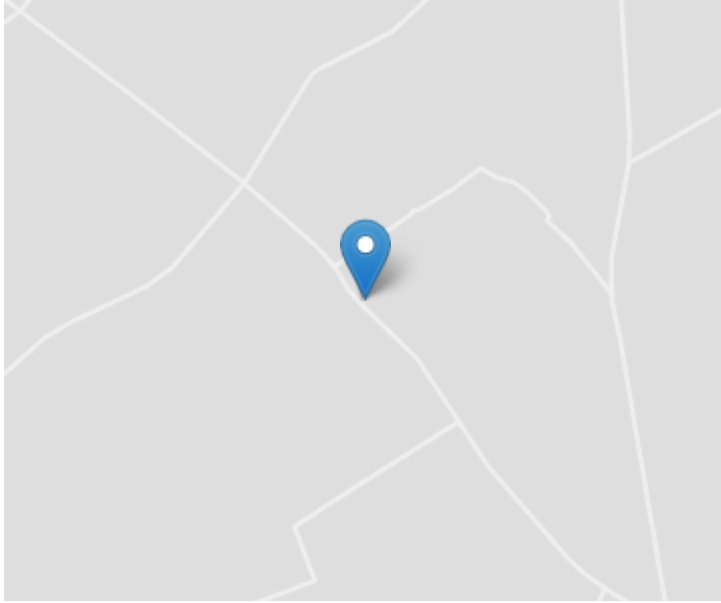
HM Land Registry Official copy of title plan

Title number **WA693968**
Ordnance Survey map reference **SN4245NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



© Crown copyright and database rights 2019 Ordnance Survey 100026316. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form





Directions

Travelling on the A475 road between Lampeter and Newcastle Emlyn, at Horeb take the A475 road signposted Lampeter and proceed for some 2 miles into the village of Prengwyn taking the left hand road up alongside the Gwarcefel Arms (Public House) on 'c' class roads towards the village of Pontsian and Maesymeillion. Proceed along this road until you enter the village of Maesymeillion and the property is located on the right hand side as identified by the agents for sale board.

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571 600 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

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | 98 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <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

RICS

