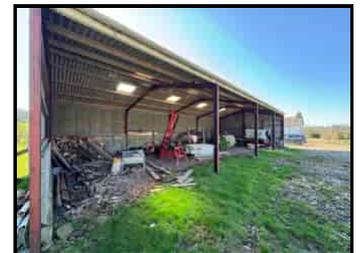


**** Exciting Refurbishment Opportunity **** *Historic Welsh homestead with planning for full refurbishment and extension. Set within 1.6 acres. Useful modern outbuilding. Llangwyrfon, Near Aberystwyth, West Wales.*



Rhandir Isaf, Llangwyrfon, Aberystwyth, Ceredigion. SY23 4SW.

£300,000

A/5616/RD

**** Exciting Refurbishment Opportunity **** Substantial 3 bedroom house in need of full renovation and extension **** Planning permission to provide a ground floor extension and improvements to living accommodation facilities **** 1.6 acres of productive grazing land **** Outstanding countryside outlook **** Useful modern agricultural building **** Accessed via a private driveway **** Close to village amenities **** Wealth of original character features within home **** Opportunity to put your own stamp on this historic rural holding **** Unique and rare opportunity that must be viewed to be appreciated ****

The property is situated on the fringes of the rural village of Llangwyrfon with its active primary school and community. Nearby Llanilar offers a doctors surgery, primary school, places of worship and village shop and Post Office. The university town of Aberystwyth is within a 20 minute drive of the property offering a wider range of amenities and services including - secondary education, regional hospital, national library, Welsh Government and local authority offices, retail parks, industrial estates, employment opportunities, traditional high street offerings and its famous promenade.



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GENERAL

An impressive refurbishment opportunity with planning permission live for the extension (Ceredigion County Council ref : A210141 - granted 07.09.2021).

This planning permission allows for a modern extension on the ground floor to improve the standard of living space and certifies the 3 bedroom opportunities on the first floor.

The property is accessed via a recently created private driveway leading down to a large curtilage with continuing track leading to the house, courtyard and outbuilding with connecting gate into a productive 1.6 acre paddock.

All in all a rare and unique opportunity that must be viewed to be appreciated - these do not come along very often!

The Accommodation provides more particularly as follows :



Front Porch

With timber door leading into -

Reception Hallway

13' 5" x 8' 9" (4.09m x 2.67m) with open staircase to first floor.



Lounge

13' 6" x 16' 4" (4.11m x 4.98m) with open fire, exposed stone walls, window to front.



Kitchen

14' 6" x 16' 2" (4.42m x 4.93m) with original inglenook with oak mantle over, window to front, exposed stone walls.



Rear Hallway

With external door to garden and rear courtyard.



Pantry

9' 4" x 13' 2" (2.84m x 4.01m) with original slate salting slabs and window to side.



FIRST FLOOR

Split Level Landing

Rear Double Bedroom 1

15' 8" x 13' 6" (4.78m x 4.11m). With exposed 'A' frames to ceiling, rear window overlooking adjoining fields, timber flooring.



Rear Lean-to

7' 8" x 13' 5" (2.34m x 4.09m) with cement fibre roof, side WC

Open Plan Space - with planning for 2 bedrooms and bathroom

16' 3" x 37' 5" (4.95m x 11.40m). Currently open span in readiness for refurbishment with windows to front. 2 x fireplace on each end.





EXTERNAL

The property is approached from the adjoining county highway via a gravel track which leads down into a large curtilage, laid to lawn and leading to the main homestead.



Modern Steel Frame Building

60' 0" x 30' 0" (18.29m x 9.14m) of steel frame construction, opened ended to front, block and zinc sides and cement fibre roof. Connecting gate leading to 1.6 acre paddock which will be fenced off to the boundaries as shown on the plan.



GARDEN

To the side of the main house is an overgrown garden which boasts fruit trees. The private drainage is situated at this point.



THE LAND

Extending to some 1.6 acre of current grazing land with countryside outlook, ideal for keeping low levels of livestock, potential equestrian use or indeed for horticultural purposes. Access lies between the house and the outbuilding.



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.

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

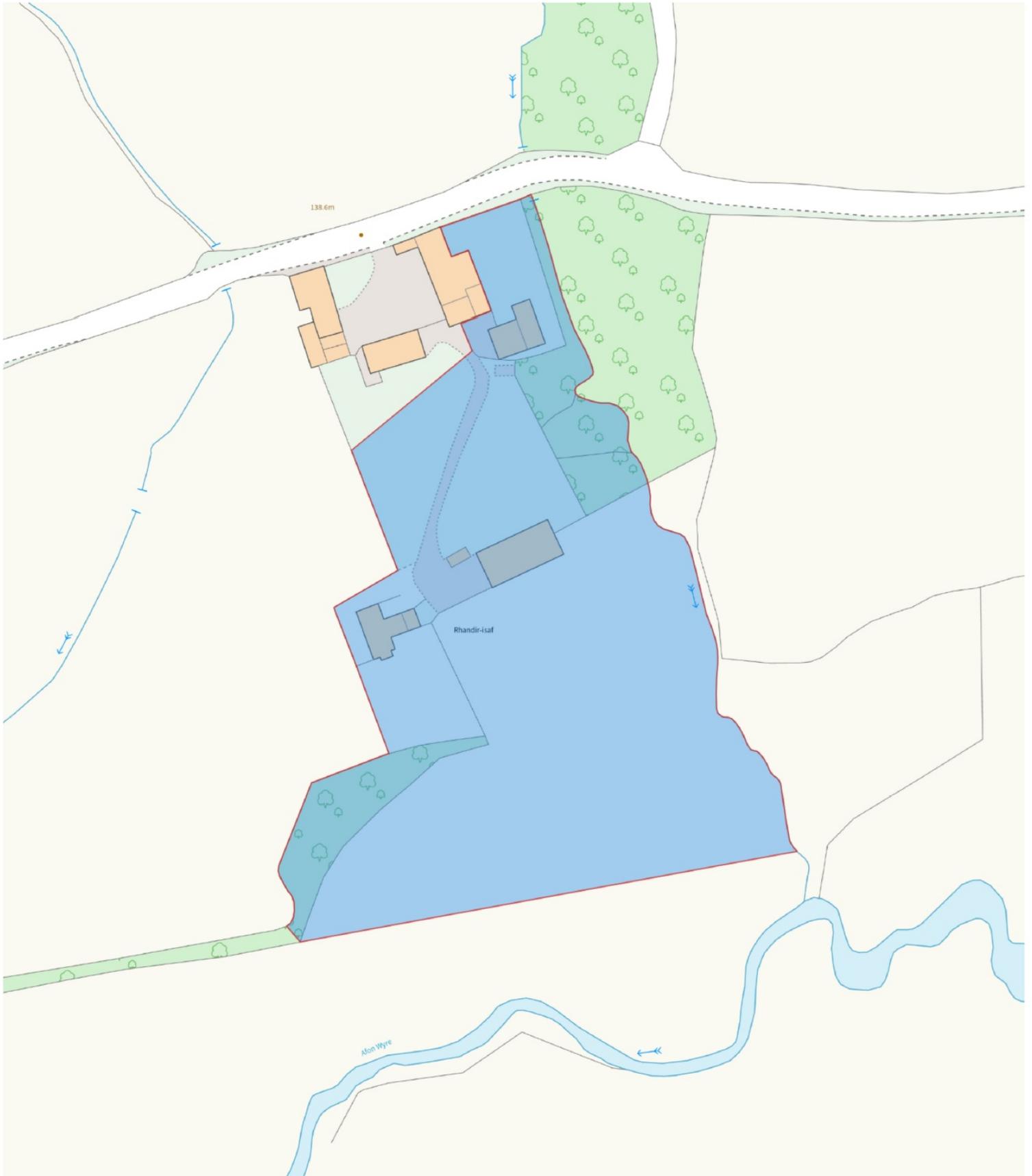
Services

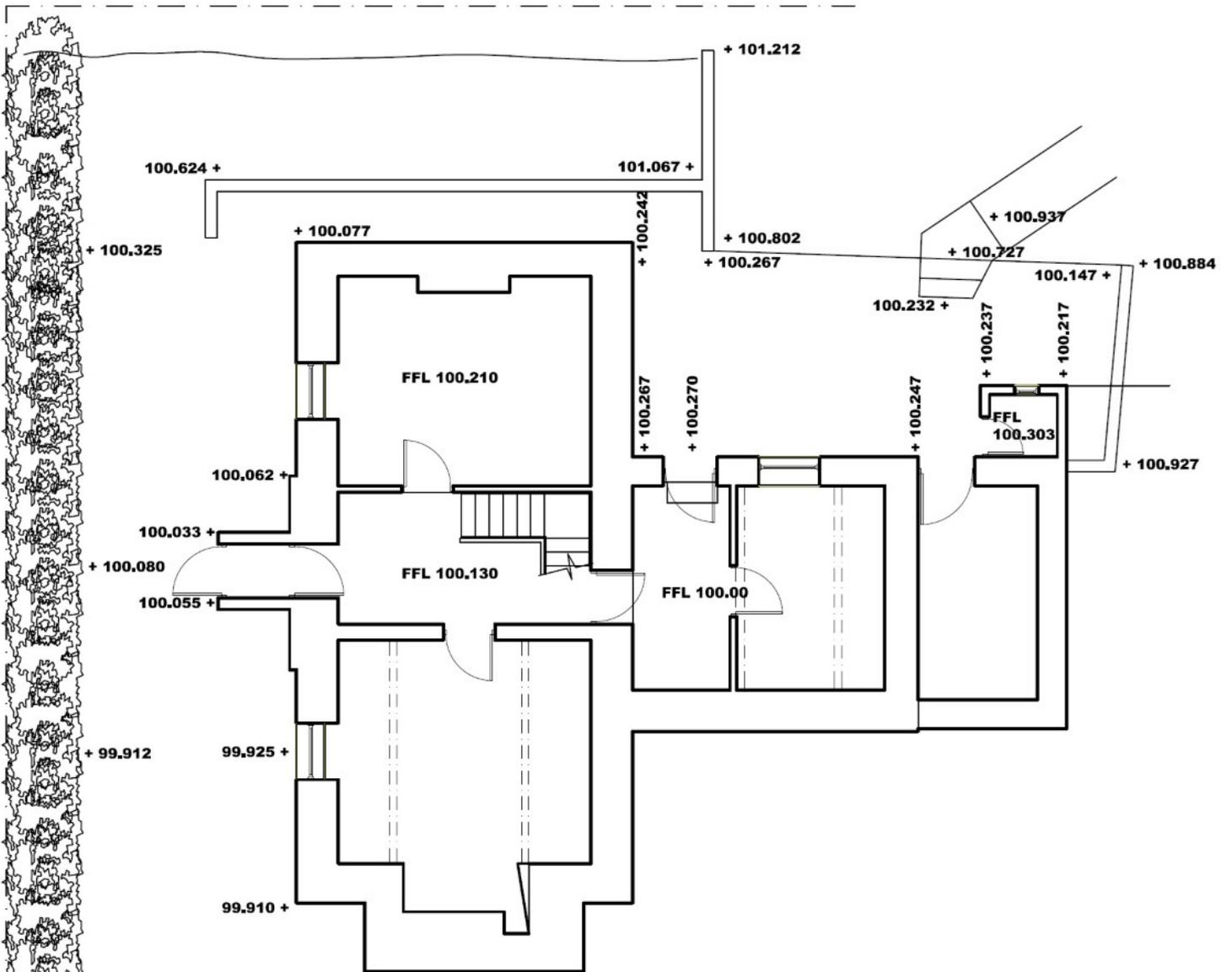
Mains water and electricity. Private Drainage.

Council Tax Band D (Ceredigion County Council).

Tenure - Freehold.

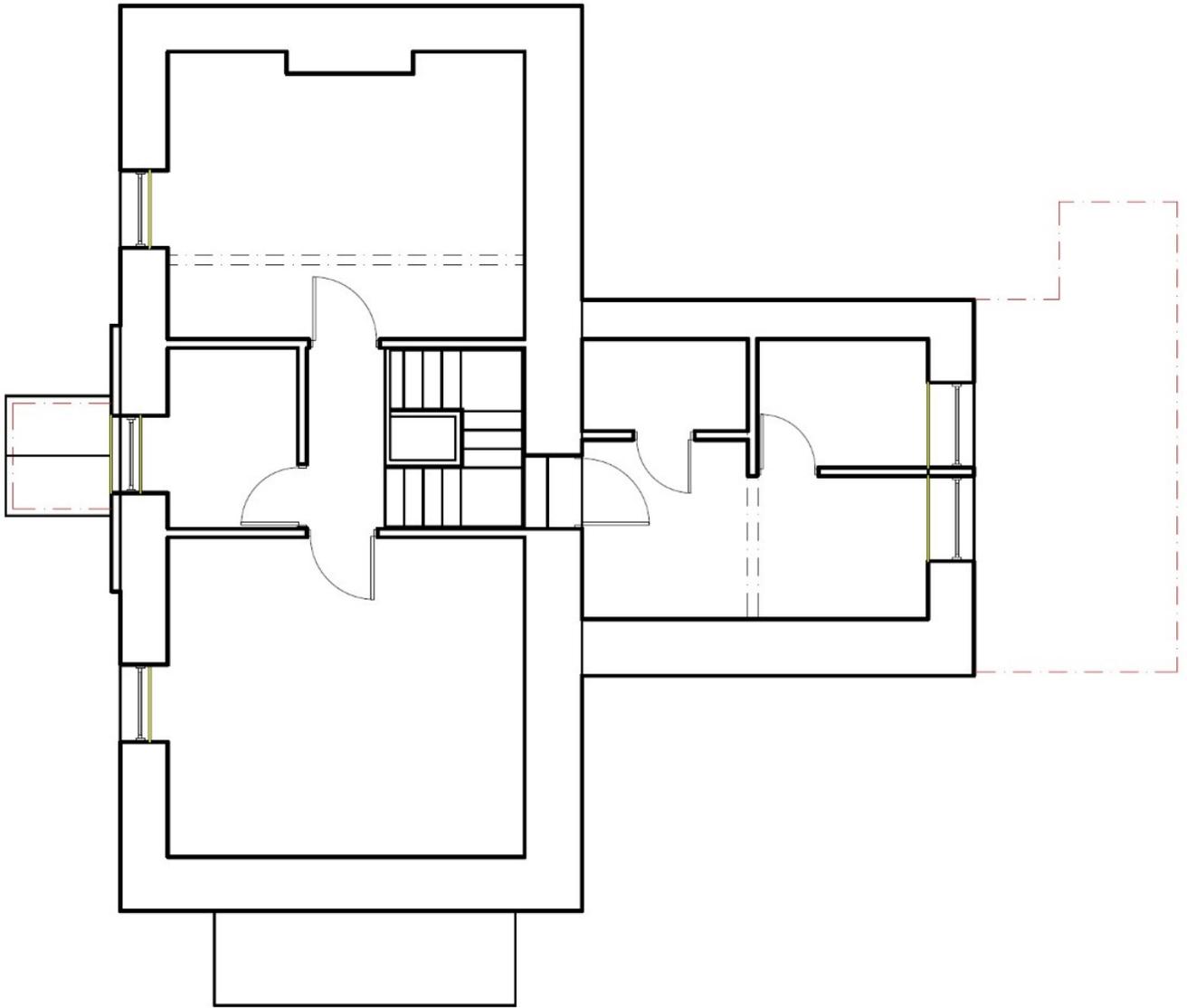
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SY23 4SW





CYNLLUN SAFLE
site plan 1.100





CYNLLUN Y LLAWR CYNTAF
first floor 1.100

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Private.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

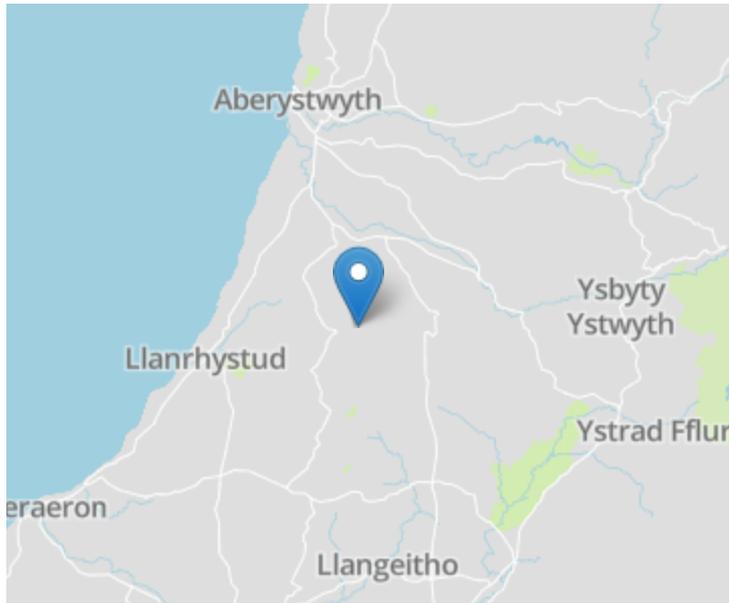
Any risk of coastal erosion? No

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 Llangwyrfon village centre, head east headed Lledrod/Llanilar (A485) and proceed out of the village passing modern houses on your right and left hand side and the entrance to Rhandir Isaf is the first after the stone outbuildings on the right hand side as identified by the agents 'For Sale' board.

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

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