

A most desirable country smallholding with substantial 4 bed farmhouse set in 2.7 acres. Outskirts of Ffostrasol - West Wales.



Bach Y Rhew, Ffostrasol, Llandysul, Ceredigion. SA44 5SB.

£445,000

Ref A/5548/ID

****Highly desirable country smallholding**Substantial 4 bed traditional farmhouse**2.7 acres of highly productive pastureland**Recently modernised to a good standard**Benefits from double glazing throughout and oil fired central heating**Only a 15 minute drive from the Cardigan Bay coastline**A large conservatory benefiting from picturesque views over open countryside**Idyllic rural location**A REAL COUNTRY GEM, WORTHY OF AN EARLY VIEWING !**

The property comprises of lounge, conservatory, dining room, kitchen, side porch, downstairs wet room, utility. First floor - galleried landing, 3 double bedrooms, 1 single bedroom and family bathroom.

Quiet surroundings, yet very convenient being off a quiet district road, less than a mile from the popular village community of Ffostrasol which offers shop, post office, public house, community hall etc. An easy reach of two new area primary schools. 15 minutes drive Cardigan Bay coast at the coastal resort of New Quay. Easy reach of the larger Marketing and Amenity centres of Newcastle Emlyn, Llandysul, Aberaeron and Cardigan.



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 substantial and impressive property in dressed stone under a slated roof. Benefiting from oak effect upvc double glazing throughout and oil fired central heating.

The current vendors have modernised the property in recent times and now offers a perfect family home.

PLEASE NOTE - The agricultural buildings adjacent are not included in the sale.

The accommodation provides more particularly as follows -

GROUND FLOOR

Lounge

23' 0" x 15' 4" (7.01m x 4.67m) a character room with a fireplace housing a Morso wood burning stove, exposed beams, 2 double panel radiators, understairs storage cupboard.



Impressive Coservatory

15' 9" x 12' 8" (4.80m x 3.86m) with laminate flooring, upvc double glazing, a glazed roof all set on a brick plinth. Enjoying outstanding views over unspoilt rural countryside.



Dining Room

12' 4" x 14' 6" (3.76m x 4.42m) with media wall incorporating an electric fireplace, laminate flooring, double glazing window to front and side. Door into -



Kitchen

15' 3" x 8' 0" (4.65m x 2.44m) with fitted range of Oak fronted base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps, tiled splash back, stainless steel LPG Gas cooking range, appliance space, plumbing for a dishwasher, part tiled walls,

central heating radiator. Laminate flooring.





Utility Room off

13' 0" x 6' 3" (3.96m x 1.91m) with tiled floor, with base and wall cupboards with Formica working surfaces, appliance space with plumbing for a washing machine.



Side Porch

With wood block flooring, central heating radiator. Side exterior door.

Downstairs Wet Room

7' 6" x 5' 8" (2.29m x 1.73m) fully lined walls with walk in

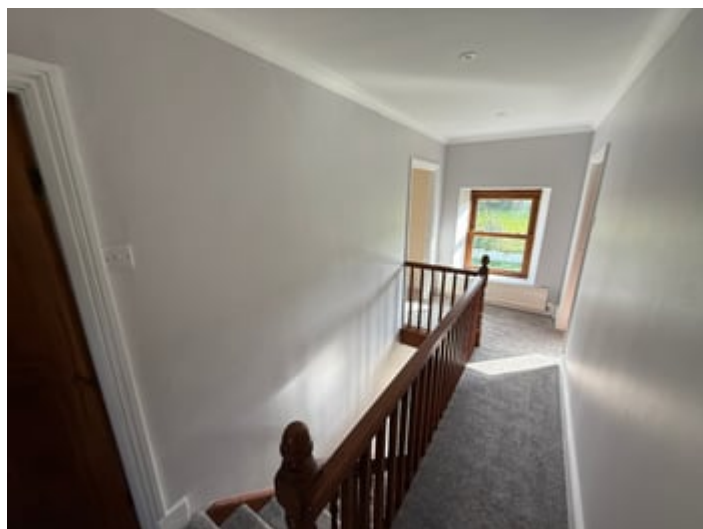
shower with a Mira shower unit, low level flush toilet, pedestal wash hand basin, heated towel rail.



FIRST FLOOR

Galleried Landing

Approached via an original staircase with mahogany and pitch pine balustrade. Access to loft.



Front Double Bedroom 1

12' 3" x 10' 3" (3.73m x 3.12m) with central heating radiator and a built in airing cupboard.



Front Double Bedroom 2

12' 2" x 9' 7" (3.71m x 2.92m) with central heating radiator.



Rear Double Bedroom 3

12' 3" x 12' 3" (3.73m x 3.73m) with central heating radiator and fitted wardrobes.



Rear Bedroom 4

9' 8" x 7' 7" (2.95m x 2.31m) with central heating radiator.



Family Bathroom

7' 4" x 6' 2" (2.24m x 1.88m) with a modern three piece suite comprising of panelled bath with mains shower above and shower screen, gloss white vanity unit, inset wash hand basin, concealed w.c. pvc lined boards, stainless steel heated towel rail.



EXTERNALLY

To The front

The property is approached via a quiet district road with ample parking space for several vehicles.

Garden and Grounds

Immediately surrounding the property is an attractive mature lawned area with a variety of trees, flowers and hedgerows to create a private space.

Lower decking area with incredible views over open countryside.





To the Rear

There is a garden with a variety of apple trees. Substantial aluminum greenhouse.



The Land

The land extends to 2.7 acres or thereabouts, laid to a productive pasture paddock all enclosed within a stock proof fence.



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

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 Electricity and Water. Also private Water Well providing water for the house. . Private Drainage. Oil Fired Central Heating. Telephone subject to transfer regulations.

Council Tax Band E (Ceredigion County Council).

TENURE - The property is of Freehold Tenure.

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (47)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

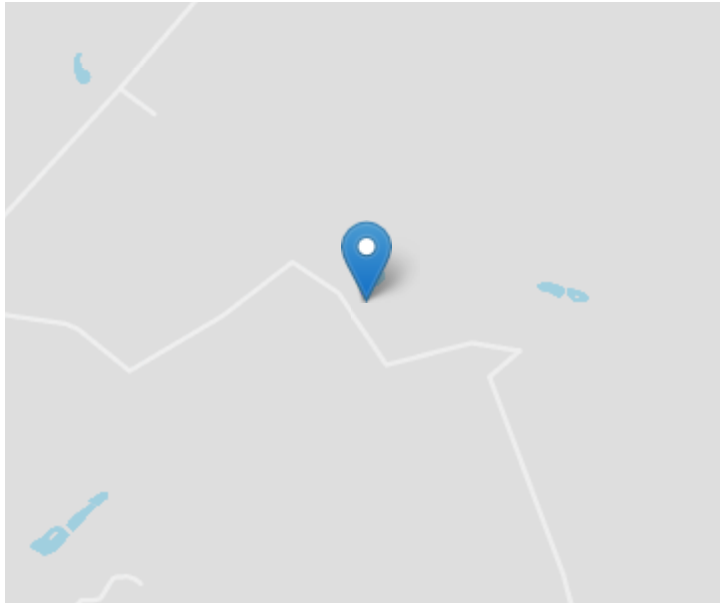
Any risk of coastal erosion? No

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 on the main A487 coast road from Aberaeron towards Cardigan. At the village of Synod Inn turn left onto the A486 Llandysul road. Proceed to the village of Ffostrasol and turn right immediately after the village pub onto the B4571 Newcastle Emlyn road. After half mile take the first right hand turning onto a district lane. Proceed for ¼ of a mile and this is the second property down the lane.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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>



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