

Regulated by:



**RICS**



Since 1989

*A highly attractive and appealing country barn conversion with an extensive garden located in the heart of the Clettwr Valley, Ceredigion.*



**The Dairy, Cwmtegyrd Capel Dewi, Llandysul, Ceredigion. SA44 4PG.**

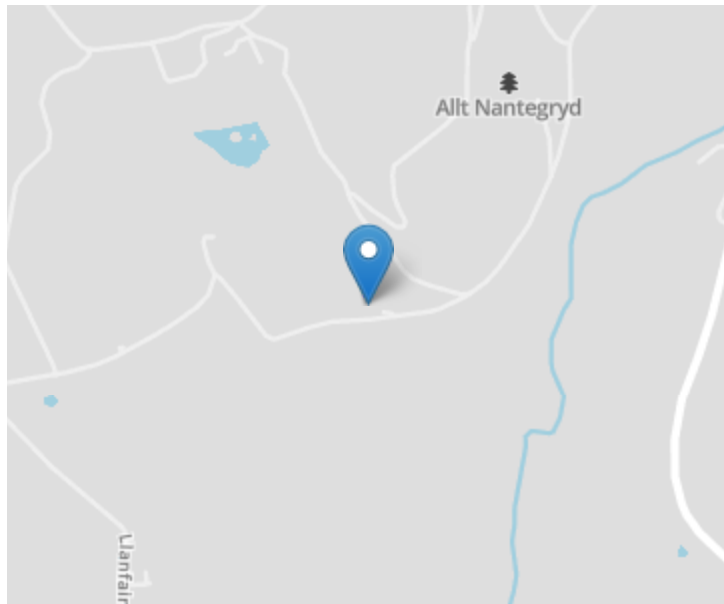
**Ref: R/3334/RD**

**£325,000**

\*\*\* Modern living and spacious accommodation \*\*\* Former Holiday Property \*\*\* Modern fitted kitchen & open plan dining room plus spacious living room \*\*\* Downstairs bathroom and utility room \*\*\* 3/4 bedrooms with 2 en-suite showers \*\*\* Potential for office accommodation or s/c visitor flat with private entrance & kitchen area \*\*\* Character property with South-facing aspect \*\*\* Underfloor heating throughout ground floor \*\*\*

\*\*\* Mature and well kept spacious gardens \*\*\* Patio area \*\*\* Detached Garage in Outbuilding \*\*\* Private parking available \*\*\* Far reaching views over the Clettwr Valley \*\*\* Beautiful rural location on quiet country road \*\*\*

\*\*\* Near pleasant friendly Village with Community Shop \*\*\* 3.5 miles from the Market Town of Llandysul \*\*\* 9 Miles from the University Town of Lampeter \*\*\* Within easy reach of the Cardigan Bay Coast \*\*\*



## LOCATION

Capel Dewi is an attractive rural village in the heart of the Clettwr Valley. The Village of Capel Dewi is a pleasant and friendly Village with Community Shop. Located 3.5 miles from the Town of Llandysul. 9 Miles from the University Town of Lampeter. within easy reach of the Cardigan Bay Coast, and Carmarthen, to the South, with National Rail and Motorway Networks, along with Glangwili General Hospital.

## GENERAL DESCRIPTION

The Dairy, Cwmtegyrd is a highly attractive holiday cottage and country barn conversion located on a smallholding in the heart of the Clettwr Valley on the outskirts of the rural Village of Capel Dewi. The holiday property offers a spacious living accommodation with 4 bedrooms with 2 ensuite shower rooms and a full bathroom on ground floor.

Bedroom 4 could also be used as office accommodation or a self contained flat with own kitchen and private entrance for visitors.

Oil fired central heating and underfloor heating throughout the ground floor.

Externally The Dairy has an extensive garden set in 1/4 acre split into 2 levels, private patio area, garden shed and a useful garage in outbuilding with driveway and off street parking.

The property in particular offers the following:-

## HALLWAY

Spacious hallway with hardwood double glazed entrance door. Tiled floor. Double doors leading to spacious Kitchen/Diner.

## KITCHEN



10' 4" x 7' 7" (3.15m x 2.31m) modern fitted kitchen with base and eye level cupboards with work surface over, single drainer stainless steel sink, electric oven with extractor fan, fridge, washing machine and dishwasher, character beams and tiled floor.

## DINING ROOM

15' 7" x 14' 7" (4.75m x 4.45m) character beams, tiled floor, spacious understairs cupboards and solid wood staircase leading to first floor accommodation, underfloor heating.



## UTILITY ROOM

9' 9" x 6' 9" (2.97m x 2.06m) fitted base and eye cupboards with single drainer sink, tiled floor, coat rack. Door leading to downstairs bathroom.



## BATHROOM

6' 9" x 5' 7" (2.06m x 1.70m) wooden panelled bath with shower over, low level W.C., pedestal sink, tiled wall and tiled floor.



## LIVING ROOM

16' 1" x 15' 9" (4.90m x 4.80m) character beams, tiled floor, understairs cupboards and solid wood staircase leading to first floor accommodation.



## FIRST FLOOR

### DOOR LEADING TO PATIO AREA

### KITCHEN

8' 5" x 7' 5" (2.57m x 2.26m) a modern fitted kitchen with base and eye level cupboards with work surface over, single drainer stainless steel sink, electric oven, fridge, washing machine, character beams and wooden floor, radiator.

### BEDROOM 1

11' 5" x 11' 1" (3.48m x 3.38m) character beams, wooden floor and radiator.



### BEDROOM 1 ENSUITE

Corner shower, pedestal sink, low level W.C. and a radiator. Velux window and hardwood floor.



### BEDROOM 2

11' 6" x 9' 9" (3.51m x 2.97m) character beams, wooden floor and radiator.



### CLOAKROOM

Wall hung basin, low level W.C., wooden floor and tiled walls.



### BEDROOM 3

11' 1" x 9' 9" (3.38m x 2.97m) character beams, wooden floor and radiator.



### OFFICE/ S/C FLAT (BEDROOM 4)

11' 1" x 9' 0" (3.38m x 2.74m) character beams, wooden floor and radiator. En suite shower room. Kitchen and external door leading to traditional stone staircase.



### BEDROOM 4 ENSUITE

6' 5" x 6' 3" (1.96m x 1.91m) Corner shower, pedestal sink, low level W.C. and a radiator. Velux window and hardwood floor.



## EXTERNALLY

### PRIVATE PATIO AREA



### GARDEN

Private garden to the rear of the property split on two levels.



### GARDEN SHED

16' 5" x 9' 10" (5.00m x 3.00m) including patio furniture and portable BBQ.



### GARAGE IN OUTBUILDING

29' 6" x 26' 3" (8.99m x 8.00m) electricity connected, original stone wall.



FRONT OF PROPERTY



REAR OF PROPERTY



PARKING AREA



## LOCATION SETTING



## TENURE AND POSSESSION

We are informed the property is Freehold Tenure and will be vacant on completion. No onwards chain.

### NOTE:

This property is subject to a Section 106 Holiday Let restrictive occupancy condition which is under review. Up until recent times the property has operated as a holiday let business and is now available on retirement of the existing proprietors.

### Services

We are informed by the Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, hardwood double glazing, telephone and broadband available from B.T.

### Directions

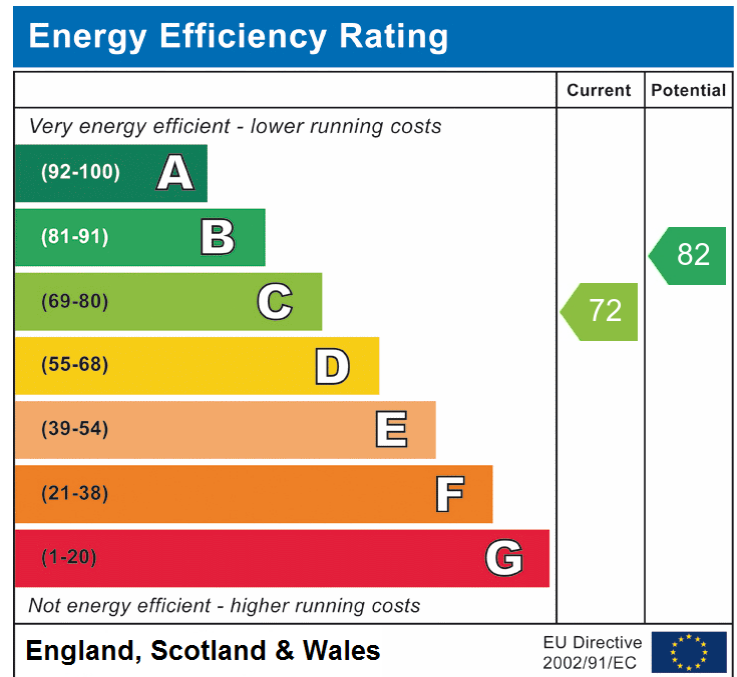
From Lampeter take the main A475 Newcastle Emlyn road and carry on for approximately 8 miles passing through the Villages of Llanwnnen, Drefach and Cwmsychpant until arriving at Rhydowen crossroads. Turn left at the junction signposted Capel Dewi. Continue on this lane for approximately 2 miles until arriving at the small Hamlet of Capel Dewi. Turn right on the cross road in the centre of the Village by the Church. Continue on this lane for approximately 1 miles and the property will be located on the right hand side.

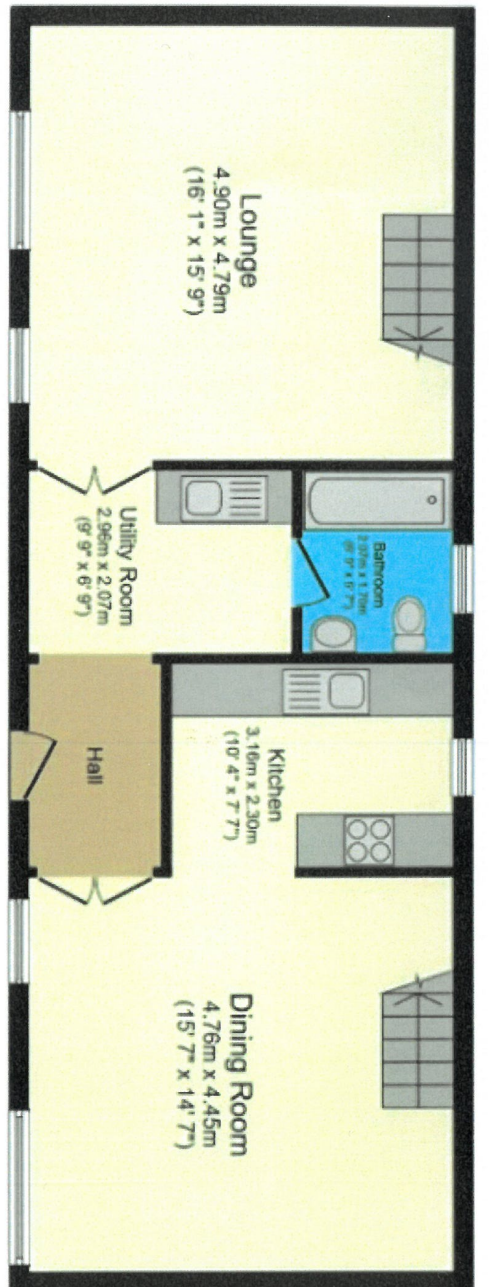
VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website –

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Total floor area 133.5 sq.m. (1,437 sq.ft.) approx