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**RICS**



Since 1989

*An improvable 3/4 bedroom semi-detached period farmhouse with barn and rear paddock set in 0.5 acre. Bethania, West Wales*



**Penrhiw House, Bethania, Llanon, Ceredigion. SY23 5NL.**

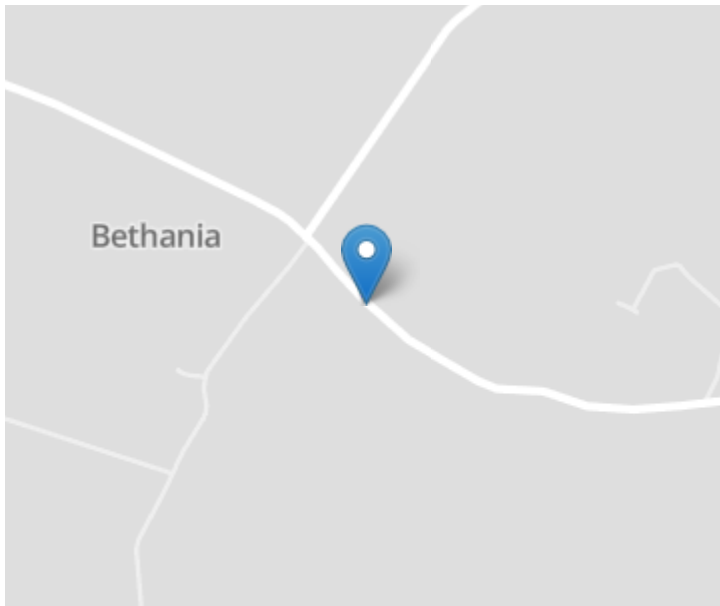
**R/3763/AM**

**£185,000**

\*\*\*Improvable 3/4 bed semi-detached period farmhouse\*\*\*Blank canvas with lots of potential\*\*\*Private parking with lean-to garage\*\*\*Large stone barn with conversion potential\*\*\*Rear paddock with field shelter\*\*\*Suitable for investment purposes\*\*\*

\*\*\*Oil fired central heating\*\*\*Mains water and electricity\*\*\*Private drainage\*\*\*

\*\*\*Short distance from all Town amenities\*\*\*Small Ceredigion village setting\*\*\*20 minutes from Cardigan Bay coastline\*\*\* Being conveniently positioned and within commuting distance to the larger Towns of Lampeter and Aberystwyth \*\*\*Great opportunity\*\*\*



## LOCATION

The property is situated within the rural village of Bethania, some 3 miles from Cross Inn, where a village shop and public house resides. Only 9 miles from the Georgian harbour town of Aberaeron and approximately 14 miles from both university towns of Lampeter and Aberystwyth. Each offers a wide range of local amenities of shopping, schooling and leisure facilities.

## GENERAL DESCRIPTION

Here we have on offer an improvable semi-detached period farmhouse set in approximately 0.5 acres. The property currently offers 3 bedroomed accommodation and is in need of updating and investment.

Externally it benefits from a tarmac parking area with a lean-to garage and a large stone barn suitable for conversion (STC). A grazing paddock lies to the rear of the house and also has a field shelter suitable for a pony stable.

The property offers a great project and currently offers the following.

## THE HOUSE

### FRONT PORCH/CONSERVATORY

17' 3" x 4' 10" (5.26m x 1.47m) with tiled flooring, adjacent to the garden area. Leading to;

### KITCHEN

12' 5" x 12' 5" (3.78m x 3.78m) A fitted kitchen with a range of storage units with work surfaces, electric hob oven, stainless steel sink with tiled panel along the wall, rear window to garden, laminate flooring and pantry cupboard, with door into;



### BATHROOM

12' 7" x 5' 1" (3.84m x 1.55m) with WC, wash band basin, window, and bath shower.

### RECEPTION ROOM 1/GROUND FLOOR BEDROOM

8' 8" x 15' 5" (2.64m x 4.70m) potential double bedroom or additional reception room with a window to the garden area.

### RECEPTION ROOM 2

12' 5" x 15' 4" (3.78m x 4.67m) with a view into the conservatory, tiled fireplace, radiator, built in cupboard and tiled flooring.



### HALLWAY

Tiled flooring and radiator, with the staircase for access to the;

## FIRST FLOOR

### BEDROOM 1

7' 5" x 15' 10" (2.26m x 4.83m) double bedroom with a tiled fireplace and window to the rear of the property overlooking the land.

## BEDROOM 2

9' 5" x 6' 1" (2.87m x 1.85m) with a view as above.

## BEDROOM 3

12' 2" x 15' 10" (3.71m x 4.83m) with the potential of a principal bedroom.

## REAR OF PROPERTY



## EXTERNALLY

### LARGE STONE BARN RANGE

46' 1" x 24' 1" (14.05m x 7.34m) stone and block built barn with potential for conversion, currently an agricultural warehouse reslated 20 or so years ago.



### PARKING AND DRIVEWAY

A tarmac forecourt with a 12' 0" x 27' 0" (3.66m x 8.23m) timber and corrugated iron roofed lean-to garage.

## THE LAND

Behind the property is a grazing paddock within the approximate 0.5 acres below the enclosed garden, currently used as a vegetable patch.

## FIELD SHELTER

11' 8" x 16' 0" (3.56m x 4.88m) suitable as a pony shelter in the paddock.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. Council Tax band D.

## PLEASE NOTE -

The plan is not drawn to scale and is to be used for identification purposes only.

## 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.

## Services

We are advised that the property benefits from mains water and electricity. Private drainage to a septic tank. Oil fired central heating. Telephone subject to transfer regulations.

## Directions


Travelling from Llanrhystud on the A487, turn onto the B4337 signposted Lampeter. Proceed along this road for approximately 4 mile, travelling through the village of Nebo. Turn left at the Cross Inn crossroads onto the B4577. As you enter the village of Bethania, you will see the entrance of Ty Nant water on the right hand side of the road. Continue until you cross the crossroads and reach Penrhiw House on the right hand side of the road.

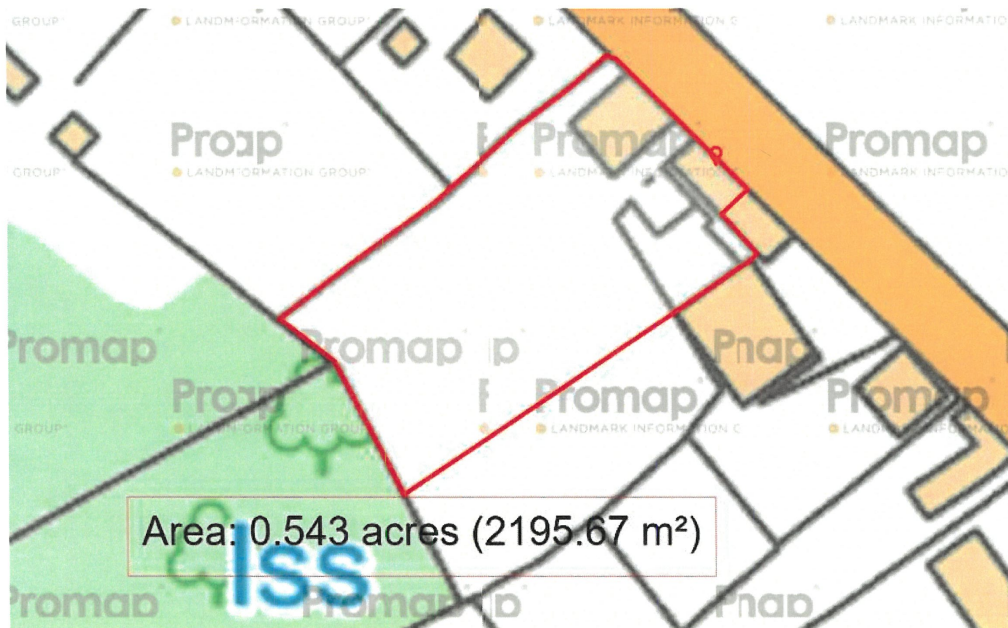
**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk).

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	19	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



*For Identification Purposes only*