MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A traditional stone and slate country home with stables, generous grounds and excellent potential.
Near Llanybydder, West Wales









Cilgwyn, Penffordd, Llanybydder, Ceredigion. SA40 9XG.

£320,000

REF: R/5360/LD

*** A traditional stone and slate country property *** Spacious 4 bedroomed accommodation *** Private rural setting with no near Neighbours *** In need of modernisation and offering excellent potential *** Recently re-roofed *** Oil fired central heating and double glazing

*** Extensive and generous plot *** Mature hedgerow and tree lined boundaries *** Stable block comprising three 12ft x 12ft stables *** Private drive with ample parking space

Ideal Family home or lifestyle property *** Peaceful countryside location at Penffordd, near Cwmsychpant *** A property that must be viewed to appreciate its setting and potential

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LOCATION



The property is located on the outskirts of the popular rural Hamlet of Cwmsychpant, just 3 miles from the Market Town of Llanybydder, 7 miles from the University Town of Lampeter, within 20 or so miles from the County Town and Ad ministrative Centre of Carmarthen, within easy reach of the Ceredigion Coastal Belt at the Seaside and Fishing Village of Ne Quay and the Georgian and Harbour Town of Aberaeron, both within 11 miles.

GENERAL DESCRIPTION

An exciting opportunity to acquire a traditional stone and slate country property privately positioned within a generous plot in the peaceful rural locality of Penffordd, near Cwmsychpant. Offering spacious 4 bedroomed accommodation the property is in need of modernisation but provides excellent scope for Prospective Purchasers to create a comfortable and impressive Family home tailored to their own requirements.

The property enjoys a particularly private setting with no near Neighbours surrounded by mature hedge rows and established trees which provide a pleasant natural backdrop and enhance the sense of seclusion. The extensive grounds offer ample outside space for Family enjoyment, gardening and a variety of lifestyle uses.

A particular feature is the detached stable block comprising three generous 12ft x 12ft stables and benefiting from a recently re-newed roof making the property an attractive proposition for those with Equestrian interests or requiring useful additional outbuildings.

Benefiting from oil fired central heating and double glazing this is a property of considerable potential in a stunning countryside location. A rare opportunity to acquire a traditional rural home with generous grounds, useful stabling and the scope to create something truly special. Viewing is highly recommended to fully appreciate the location, privacy and potential on offer.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door, Red and Black quarry tiled flooring, radiator, staircase to the first floor accommodation with understairs storage cupboard.



LIVING ROOM

14' 3" x 11' 11" (4.34m x 3.63m). With a feature stone fireplace incorporating an electric fire, alcove glazed cabinets, radiator, exposed beamed ceiling.



SITTING ROOM

14' 3" x 8' 7" (4.34m x 2.62m). With Victorian tiled fireplace housing a cast iron multi fuel stove, radiator, exposed beams.



KITCHEN

26' 10" x 7' 3" (8.18m x 2.21m). A fitted Kitchen with a range of floor cupboards with work surfaces over incorporating a stainless steel 1 1/2 sink and drainer unit, plumbing and space for washing machine, two radiators, UPVC stable style entrance door, door through to lean-to store.



LEAN-TO STORE/TACK ROOM

11' 4" x 10' 4" (3.45m x 3.15m). Off corrugated iron construction with electricity connected.



FIRST FLOOR

REAR LANDING

Leading to

REAR BEDROOM 3

13' 4" x 7' 4" (4.06m x 2.24m). With part vaulted ceiling, radiator, built-in cupboard.



BATHROOM

7' 4" x 10' 8" (2.24m x 3.25m). A modern 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, extractor fan.



FRONT LANDING

Leading to



FRONT BEDROOM 1

14' 3" x 12' 2" (4.34m x 3.71m). With double aspect windows enjoying fine views over the open countryside, radiator.



FRONT BEDROOM 4

6' 4" x 7' 0" (1.93m x 2.13m). With radiator.



FRONT BEDROOM 2

14' 4" x 7' 7" (4.37m x 2.31m). With double aspect windows enjoying fine views over the open countryside, radiator.



EXTERNALLY

STABLES

The grounds also incorporate a useful stable block comprising three 12ft x 12ft stables offering excellent potential for Equestrian use, storage or other purposes.



ORIGINAL PIGSTY

Of stone and slate construction.



GARDEN

The property is set within extensive and generous grounds enjoying a high degree of privacy with no near Neighbours. Mature hedge rows and established trees form attractive natural boundaries creating a peaceful and secluded setting with ample space for gardening, outdoor enjoyment and a variety of lifestyle uses.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



PARKING AND DRIVEWAY

A hardcore parking area with ample parking and turning space.



FRONT OF PROPERTY



REAR OF PROPERTY



AERIAL VIEW



AGENT'S COMMENTS

A rare opportunity to acquire a traditional country property offering privacy, generous grounds and excellent potential in a truly peaceful rural setting.

TENURE AND POSSESSION

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

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'D'.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

MONEY LAUNDERING REGULATIONS

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).
A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

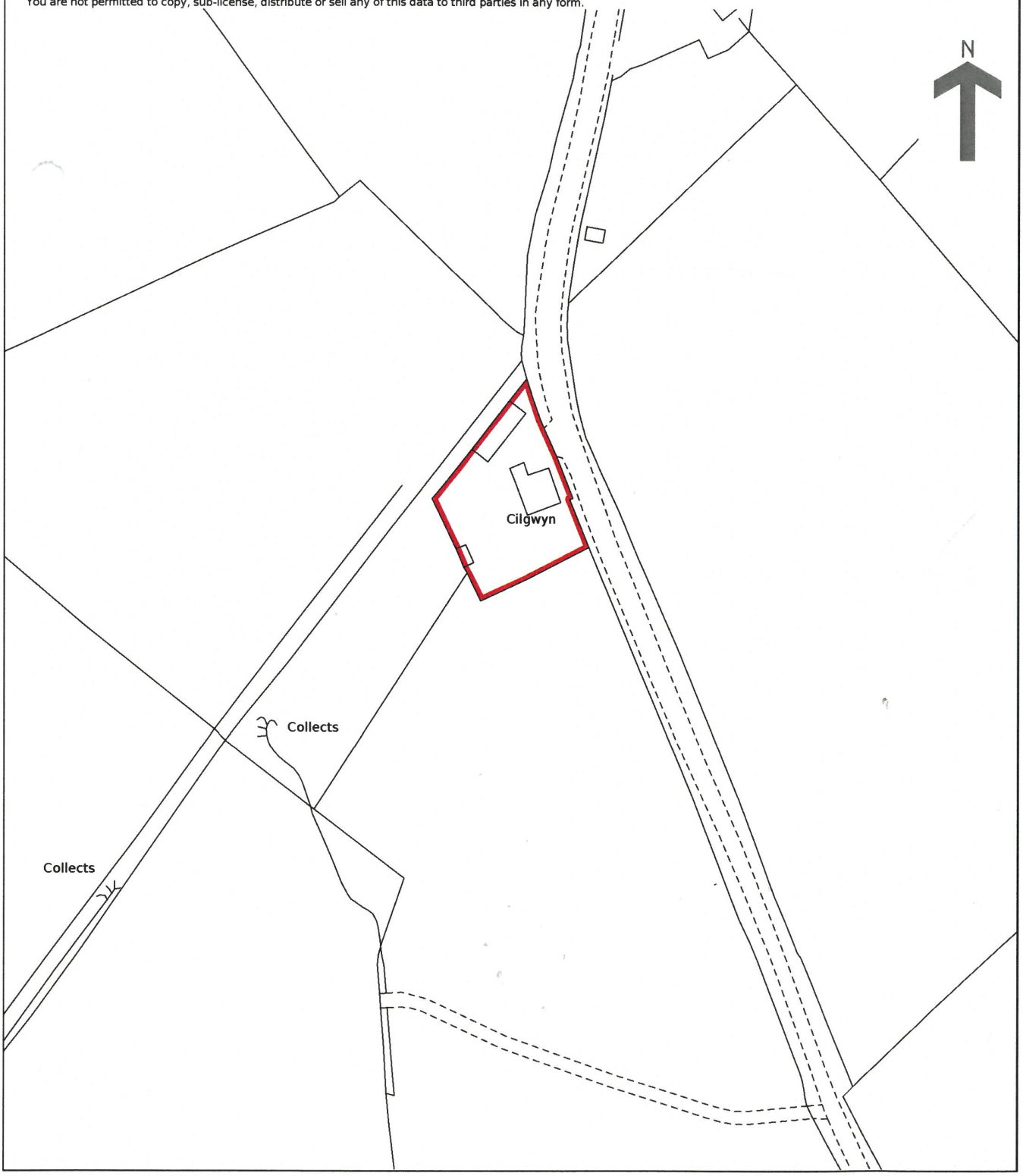
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

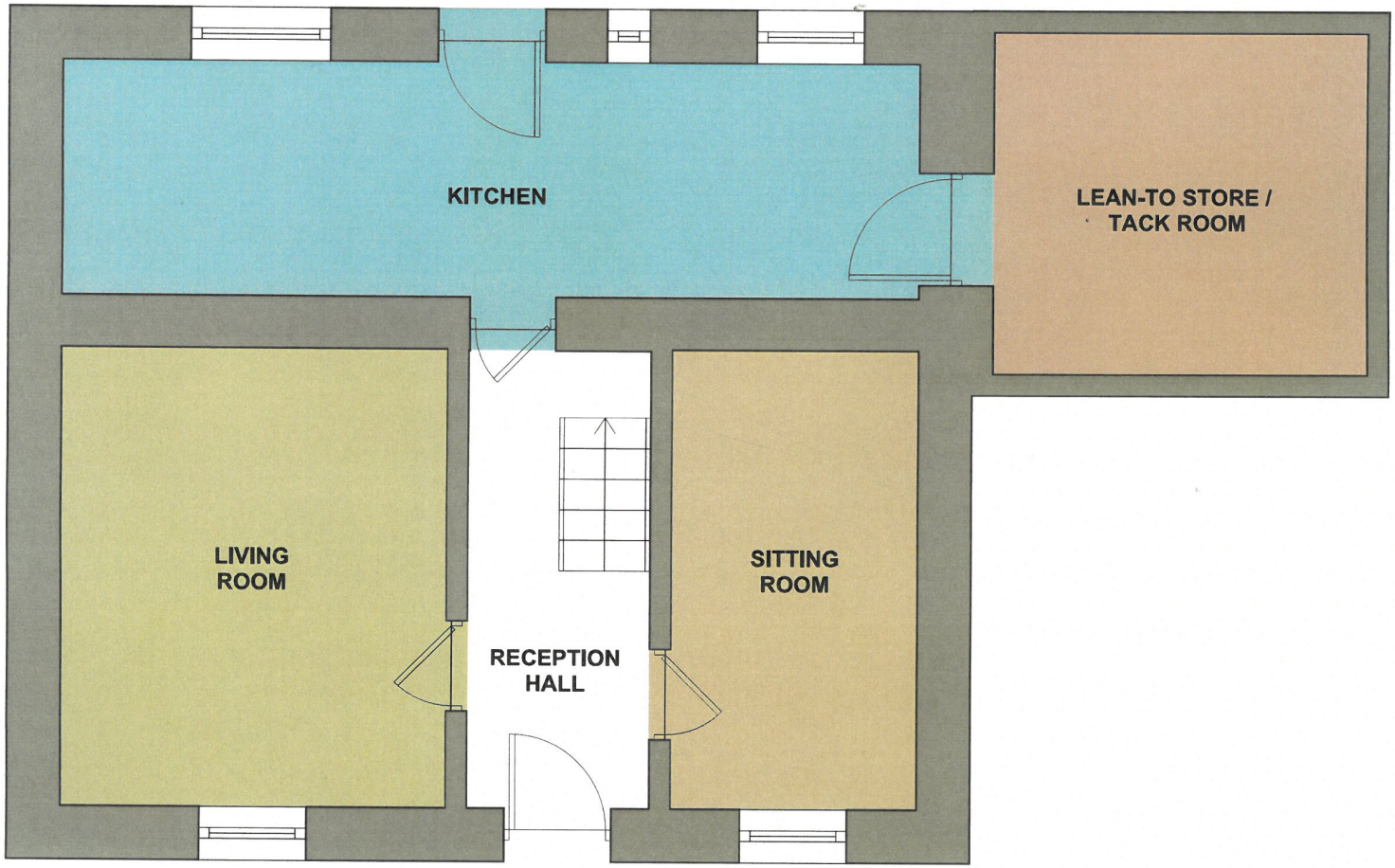
HM Land Registry
Official copy of title plan

Title number **CYM925958**
Ordnance Survey map reference **SN4745SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**

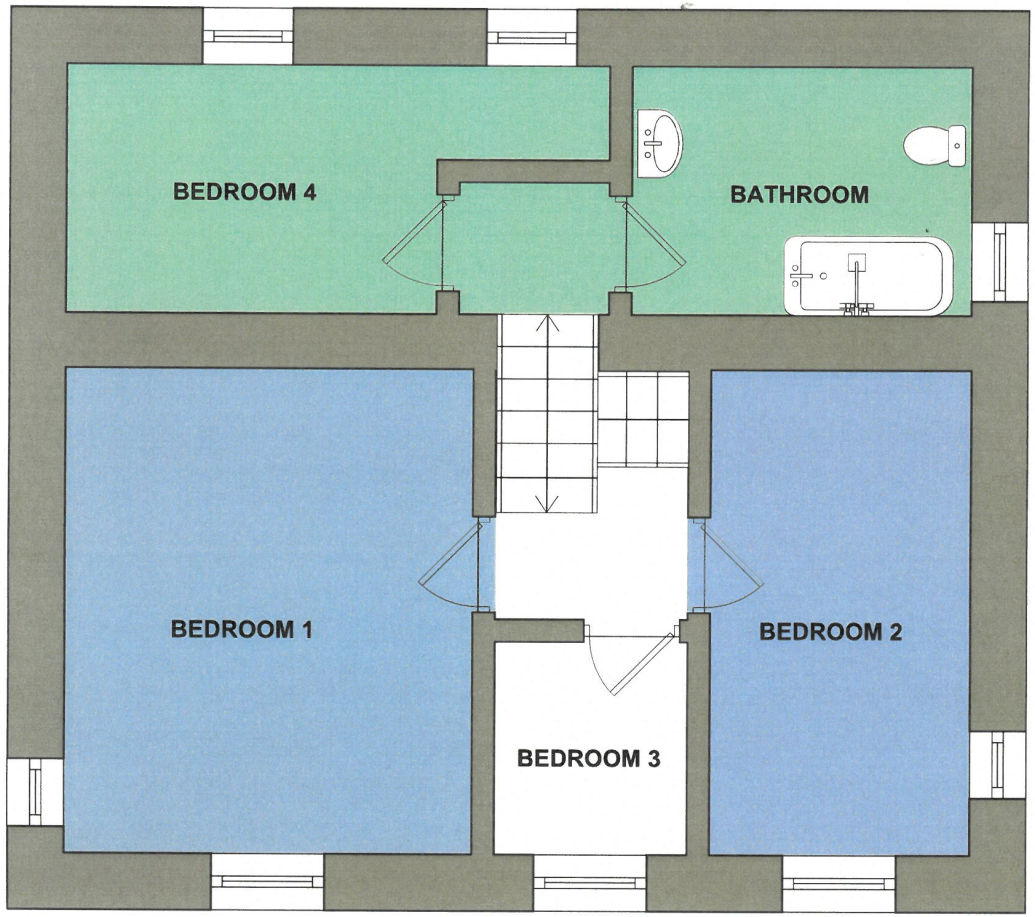
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GROUND FLOOR

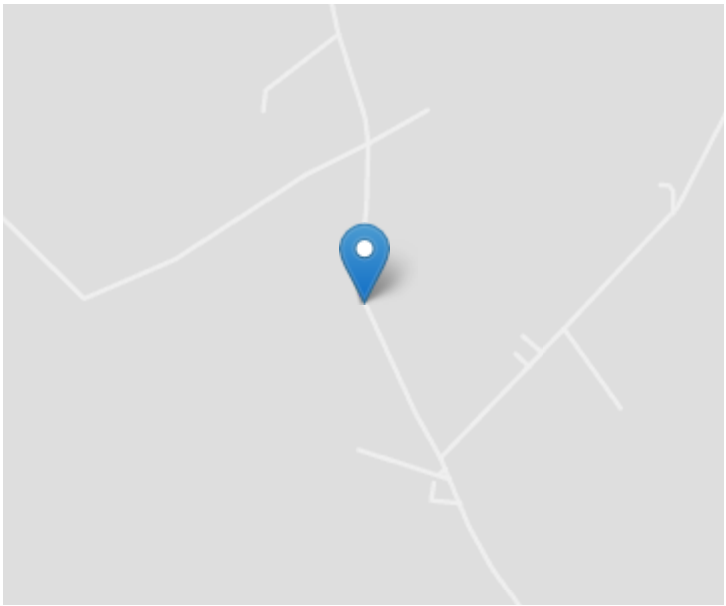


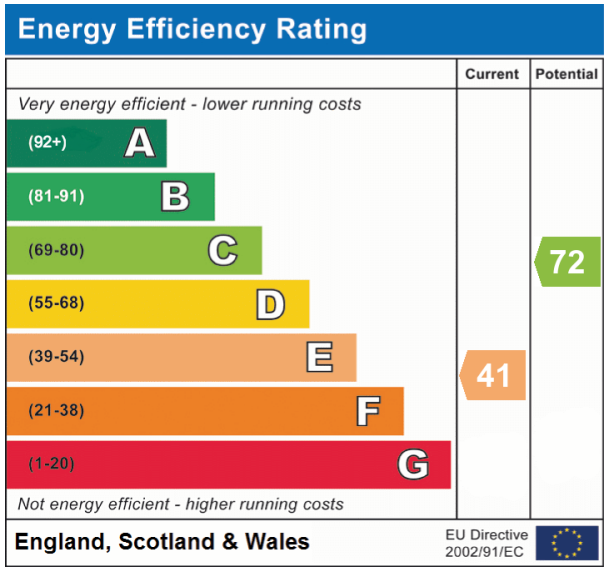
FIRST FLOOR

Council Tax: Band D
N/A
Parking Types: Driveway. Garage. Private.
Heating Sources: Double Glazing. Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Private Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: E (41)
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

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EST. 1989





Directions

From Lampeter take the A475 road West towards the Villages of Llanwnnen and Drefach. Continue up the hill until you reach the Village of Cwmsychpant. As you enter Cwmsychpant take the first left hand turning. Travel on this road for a further 0.5 of a mile and the property will be located on the right hand side as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@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

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

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