MORGAN & DAVIES
EST. 1989

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A substantial and traditional country home with extensive grounds and excellent potential. Silian, near Lampeter, West Wales









Brynteg, Silian, Lampeter, Ceredigion. SA48 8AU.

£295,000

REF: R/5470/LD

*** No onward chain *** Substantial and traditional stone and slate country residence *** 3 bedrooms *** 3 generous reception rooms *** Spacious and versatile accommodation throughout *** In need of general modernisation and updating *** Oil fired central heating

*** Extensive grounds laid predominantly to lawn *** Mature trees providing excellent privacy and shelter *** Front parking area with attractive railed forecourt *** Useful workshop *** Patio area with former kennels *** Generous both internally and externally

*** Picturesque private Village setting not being overlooked *** Excellent potential to create an impressive Family home *** A rare opportunity worthy of early viewing

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LOCATION

The property is positioned in rural surroundings on the outskirts of the popular Community of Silian, only 2 miles from the University Town of Lampeter, a 20 minute drive to the Ceredigion Heritage Coastline at Aberaeron and within easy travelling distance to the larger Towns and Employment Centres of Aberystwyth and Carmarthen.

GENERAL DESCRIPTION

An exciting opportunity to acquire a substantial traditional stone and slate country residence pleasantly positioned within a private and picturesque Village setting. The property offers particularly generous accommodation comprising of 3 bedrooms and 3 reception rooms providing plenty of space and versatility for modern Family living.

Whilst the property would benefit from a programme of general modernisation and updating it offers great potential for Purchasers looking to create a truly impressive country home. The accommodation retains the proportions and character expected of a traditional property of this nature complimented by oil fired central heating.

Externally the property is equally impressive standing within extensive grounds laid predominantly to lawn and bordered by mature trees creating a wonderfully private environment with the property not being overlooked. To the front is a parking area with a railed forecourt whilst further features include a patio area, former kennels and a useful workshop.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With solid front entrance door, staircase to the first floor accommodation, Red and Black quarry tiled flooring.

SITTING ROOM

13' 1" x 9' 6" (3.99m x 2.90m). With radiator, open fireplace.



LIVING ROOM

13' 6" x 12' 9" (4.11m x 3.89m). With open stone fireplace housing a cast iron multi fuel stove, radiator, alcove cabinets.



DINING ROOM

12' 9" x 8' 9" (3.89m x 2.67m). With radiator, Red and Black quarry tiled floor, rear entrance door.



KITCHEN

13' 5" x 9' 6" (4.09m x 2.90m). A modern Shaker style fitted kitchen with a range of wall and floor units, ceramic 1 ½ sink and drainer unit, electric/gas cooker stove, plumbing and space for automatic washing machine and tumble dryer, quarry tiled flooring, understairs storage cupboard.



FIRST FLOOR

LANDING

With access to a half boarded loft space with a Velux roof window.



BATHROOM/WET ROOM

With a walk-in shower facility, low level flush w.c., pedestal wash hand basin, large line cupboard, radiator.



REAR BEDROOM 3

10' 2" x 8' 9" (3.10m x 2.67m). With radiator.



FRONT BEDROOM 1

13' 0" x 9' 9" (3.96m x 2.97m). With radiator.



OFFICE SPACE/WALK-IN CUPBOARD

4' 7" x 6' 4" (1.40m x 1.93m).

FRONT BEDROOM 2

10' 0" x 13' 1" (3.05m x 3.99m). With radiator.



EXTERNALLY

OPEN FRONTED GARAGE

20' 0" x 24' 0" (6.10m x 7.32m).



CHICKEN COUP AND RUN

GREENHOUSE

GARDEN

The property sits within its own land of approximately 0.5 of an acre. It enjoys a mature hedge row and tree boundary.

To the rear of the property lies a large patio area with a Dog run and then terraced off to a lawned garden area. It is private and not overlooked and provides a delightful outdoor setting.

To the front of the property lies a walled courtyard with further parking area.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



FRONT OF PROPERTY



GARDEN (FOURTH IMAGE)



REAR OF PROPERTY



FRONT COURTYARD



PARKING AND DRIVEWAY

Parking to the front of the property and a side gated entrance leading up to the garage.

AGENT'S COMMENTS

A substantial country property offering space, privacy and considerable potential. Generous both internally and externally this is an ideal opportunity for a Family looking to put their own stamp on a traditional home in a picturesque setting. With its extensive grounds and versatile accommodation viewing is highly recommended to fully appreciate everything on offer.

TENURE AND POSSESSION

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

COUNCIL TAX

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

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

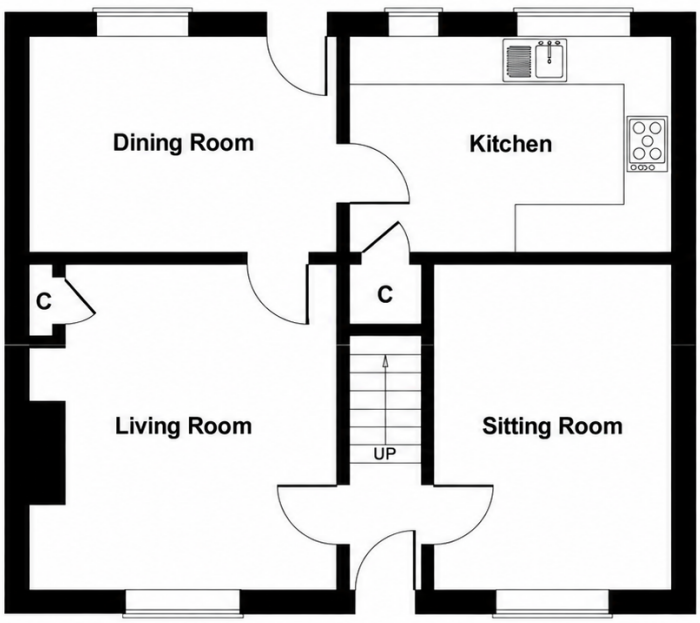
To comply with Government Anti-Money Laundering Legislation we are legally required to carry out identity and verification checks on all Buyers and Sellers. We work with our trusted and industry-recognised Partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).

A non-refundable fee of £45.00, plus 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.

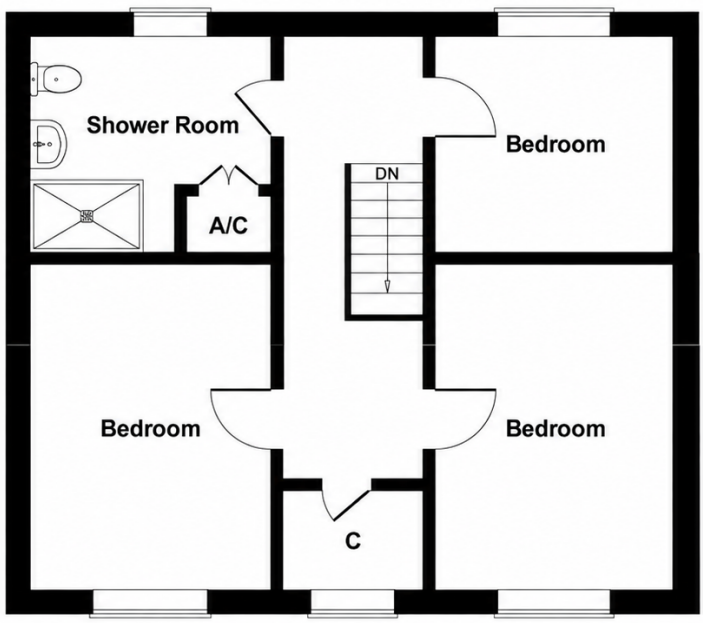
If you have any questions or need any assistance please don't hesitate to contact the Office. We are always happy to help.

Services

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



GROUND FLOOR

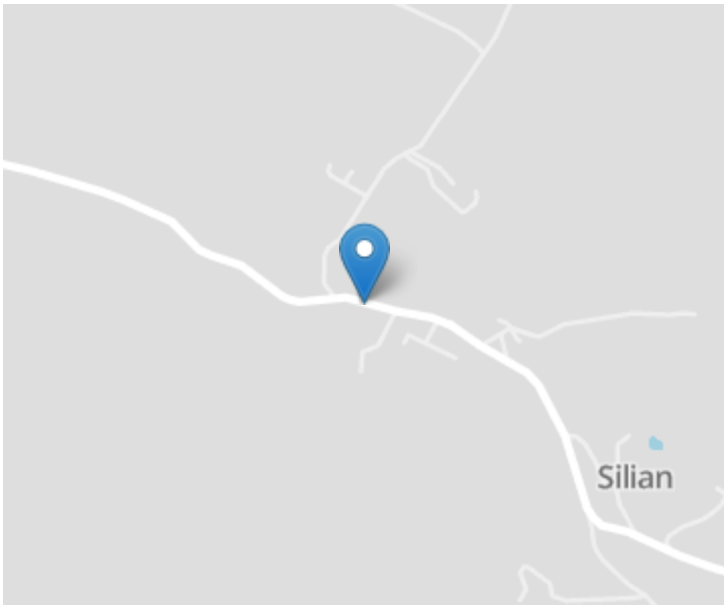


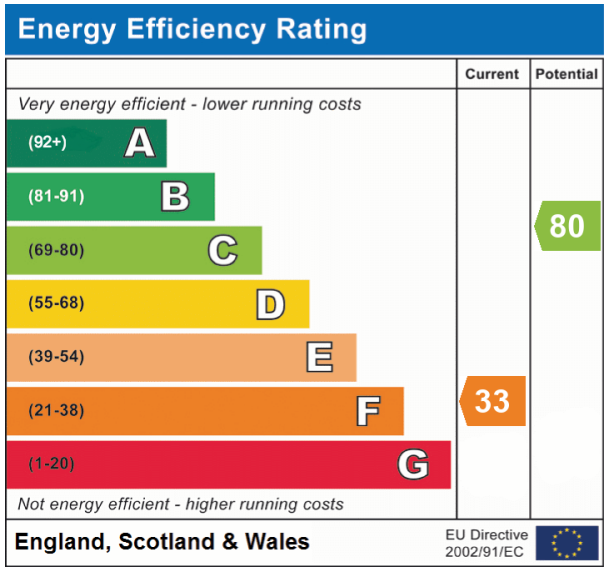
FIRST FLOOR

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

EPC Rating: F (33)
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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Directions

The property is best approached from Lampeter by taking the A485 roadway passing the Shell Filling Station. Take the next right hand turning. Continue along this country lane through the first crossroads to a 'T' junction. Take the left turning into the Village of Silian. Pass Bro Tawela and Clos Tawela. Brynteg will be the next property on your left 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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