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18A KING STREET, CARMARTHEN, CARMS, SA31 1BH

Tel: (01267) 236611 & 237721 E-mail: [carmarthen@evansbros.co.uk](mailto:carmarthen@evansbros.co.uk)



**Afallon, Tregroes, Llandysul, Ceredigion, SA44 4NE**

**Offers Around £560,000 ono**

A charming 7 acre smallholding with a pretty Edwardian 3 bed bungalow, recently extended and renovated to modern standards. Accessed from a very quiet country lane, with no close neighbours, surrounded by a lovely garden and orchard, and having superb views, Afallon is a peaceful gem of a holding. A solidly constructed modern building, provides 2 stables, feed/implement storage and a workshop. Attached to it is a lean-to log store. There is a comfortable 6 berth static caravan (with separate electricity and water supply and septic tank) 2 solid hen sheds and pens, a dog run and a polytunnel as well as a raised bed fruit and vegetable area. The 3 paddocks, measuring together approx. 6.7 acres, are level to gently sloping, clean and in good heart, well fenced and with automatic water supply. The lovely Cardigan Bay Seaside is 11-12 miles distant at New Quay and Llangrannog.



## LOCATION & DIRECTIONS

What3Words Location: ///neater.caps.washable Very peacefully situated at Ordnance Survey grid ref SN413453 next to a council maintained "C" road; just approx 600 metres from the village of Maesymeillion, approx 1,100 metres from Tregroes and approx. 3.5 miles from the Teifi valley town of Llandysul. Nearest shop Croeslan, 2miles. Animal Feed Merchant 2.5 miles at Horeb. Schools (primary and secondary), Drs Surgery, Supermarket etc in Llandysul 4 miles away. Vet, Farmers Co-op, cattle market and wider range of shops at Newcastle Emlyn 9 miles away. Cardigan and Carmarthen towns equidistant at approx. 18 miles. On entering the hamlet of Maesymeillion from Prengwyn, turn left at the crossroads and the entrance to the property will be seen on the left after approx 600 metres ie approx. 0.1 of a mile.

## CONSTRUCTION

We understand the original stone cottage was built between 1921 and 1923 but with more recent block cavity extensions (built in 2017) under hipped pitched slated roofs. The property benefits from internal insulation to all outside walls (complies with the building regs relevant at the time of the refurbishment work) to provide the following recently refurbished and well appointed accommodation. SPACIOUS HALLWAY (4.23m x 1.934m) with high ceilings throughout creating a sense of space and light, and having engineered Oak flooring and a good sized loft access with a pull down ladder.

## SUN ROOM / CONSERVATORY



With a quality tiled floor under a pitched Polycarbonate roof. Glazed door to the hallway.

## LIVING ROOM EXTENSION

14'5" x 11'6" (4.417 x 3.521)



Having engineered Oak flooring, triple aspect windows with views over the side garden and the 3 fields beyond and a smooth plaster ceiling.

## KITCHEN DINING ROOM

21'2" x 14'1" max (6.455 x 4.301 max)



Divided by a breakfast bar and fitted in 2017, with good quality modern units with granite worktops and incorporating a Hotpoint double oven and a single drainer ceramic sink. Plumbing for the dishwasher. Space for an upright American style fridge / freezer. With a 13-14kw Prity wood burning stove including an oven (useful in the event of a power failure) and engineered Oak flooring and wall mounted radiator.

## UTILITY ROOM

10'9" x 6'0" (3.295 x 1.831)



Having a tiled floor and a Grant oil fired "combi" boiler for both the central heating and domestic hot water. Plumbing for an automatic washing machine and tumble dryer. Half glazed upvc door.



### SIDE DOUBLE BEDROOM 1

14'5" x 10'4" (4.401 x 3.159)



Picture window looking out over garden. Radiator.

### FRONT DOUBLE BEDROOM 2

14'2" x 10'3" (4.336 x 3.136)



Double aspect with a tiled floor and a radiator.

### SIDE DOUBLE BEDROOM 3

10'2" x 10'1" (3.102 x 3.094)



Tiled floor with dual aspect picture windows and a radiator.

### BATHROOM

9'6" x 6'8" (2.903 x 2.042)



Part tiled walls, tiled floor and fitted with a modern white coloured 3-piece bathroom suite comprising a panelled bath (with a quality shower over) pedestal, wash basin and WC. Radiator.

### EXTERNALLY

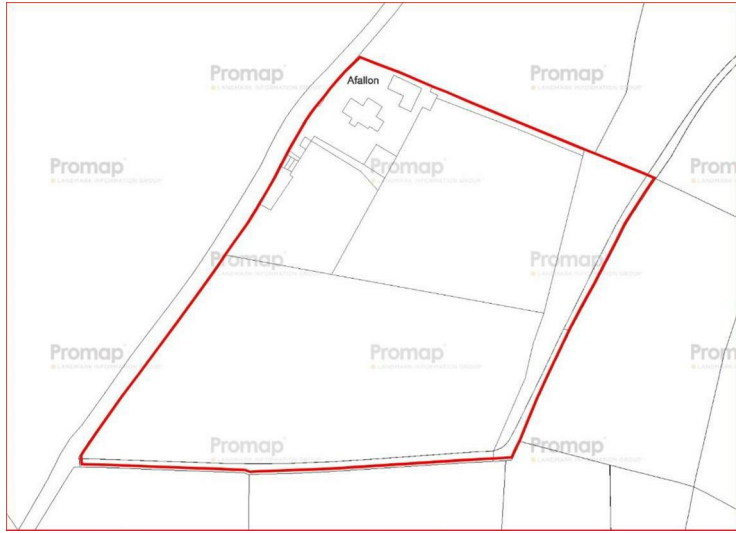


The whole property extends to approximately 7.16 acres as per the Land Registry Title plan. Of this approx 7.16 acres, we estimate the dwelling, buildings and grounds extend to approximately 0.5 acres; which leaves approx 6.66 acres of clean, level to very gently sloping good quality grazing in 3 enclosures. The buildings include 2 STABLES, a GARAGE / IMPLEMENT SHED, a WORKSHOP, a 6 BERTH STATIC CARAVAN and a WOOD STORE. The grounds comprise an ORCHARD, a good sized lawn with established black current & gooseberry bushes, a large grape vine, a strawberry bed, and raised vegetable beds, shrubberies, a POLYTUNNEL, 2 HEN RUNS and a fishpond as well as ample off road parking for at least 6 vehicles

### SERVICES

Mains electricity and water. Private drainage to septic tank. Full UPVC double glazing. Full oil fired central heating - Serviced 2nd August 2024. Fully insulated loft - estimated 75% boarded.

## BOUNDARY PLAN



PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

### COUNCIL TAX

We understand the property is in Council Tax band E and that the Council Tax payable for the 2024 / 2025 financial year is £2,571 which equates to approximately £214.25 per month before discounts.

Approx Gross Internal Area  
187 sq m / 2013 sq ft



Ground Floor  
Approx 101 sq m / 1088 sq ft

Outbuilding  
Approx 86 sq m / 925 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	98
(81-91) B	
(69-80) C	66
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	



39 HIGH STREET, LAMPETER,  
CEREDIGION, SA48 7BB  
Tel: (01570) 422395



MART OFFICE, LLANYBYDDER,  
CARMARTHENSHIRE, SA40 9UE  
Tel: (01570) 480444



1 MARKET STREET, ABERAERON,  
CEREDIGION, SA46 0AS  
Tel: (01545) 570462