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Gwernydd Ffostrasol, Llandysul, Ceredigion, SA44 5SB

Guide Price £325,000

An idyllic 3.3 acre smallholding in a private location, with a 4 bedroom detached house of non conventional construction in need of improvement but with immense potential standing in spacious grounds. Useful outbuildings with potential to convert into stabling etc would make this an ideal equestrian property or a rural retreat. The property is positioned on the outskirts of the villages of Ffostrasol and Rhydlewys close to the Ceredigion heritage coastline and convenient to Newcastle Emlyn, Llandysul, Cardigan, Lampeter and Aberaeron. The property is also well positioned being within close driving distance of the popular secluded coves and sandy beaches of the area including New Quay, Cwm Tydu, Llangrannog and Aberporth.

CHAIN FREE

Location



The property is located mid way between the villages of Ffostrasol and Rhydlewys, being convenient to Newcastle Emlyn and Llandysul which offer a good range of local amenities including schools, public houses, doctors surgeries and shops. The Ceredigion coastline is within a 30 minute drive with the sea side fishing village of New Quay, and the picturesque Georgian Harbour town of Aberaeron both within easy reach.

The property is accessed via a private lane off a small country road.

Description



The property comprises an attractively positioned smallholding in a private setting. The property has a detached house of non conventional construction, in need of improvement and offers the following accommodation -

Side entrance door

to

Kitchen Diner

18'9 x 10'5 (5.72m x 3.18m)



With base and wall units, part tiled, single drainer sink, electric oven with gas hob, exposed beams, feature fireplace with exposed brickwork surround
Fron entrance door access

Living room

14'2 x 12'5 (4.32m x 3.78m)



Lino flooring, feature fireplace with wooden beam surround, corner floating shelves, exposed beams, radiator

Downstairs bathroom
10'4 x 6'4 (3.15m x 1.93m)



With bath and shower over, W.C, sink unit, under-stairs storage cupboard, toiletries cupboard, plumbing for washing machine, exposed beams, lino flooring

1st floor
Accessed via staircase from the living room

Landing



Shelving, window overlooking rear garden

Main bedroom 1
16' x 9'1 (4.88m x 2.77m)



Good sized double room, with shelving, clothes hanging rail, radiator

Bedroom 2
12'1 x 10'2 (3.68m x 3.10m)



Good sized double room
Radiator

Bedroom 3

10'6 x 9'9 (3.20m x 2.97m)



Good sized double room, with storage cupboard, shelving, radiator

Bedroom 4 / Study

10'5 x 6'8 (3.18m x 2.03m)



Shelving, radiator

Externally



Approached via a private gravelled lane, the property has ample parking and turning area, rear patio/hardstanding area and a further 2 hardstanding pads ideal for the erection of a shed/stabling/workshop (STC).

Outbuildings comprise of an L shaped brick construction structure (approx 30' x 28') with further lean to carport (approx 16' x 14') with hardstanding concrete floor, ideal for use as kennels, storage or workshop, or conversion into a stable block if desired (STC).

Enclosed Orchard



With a variety of plants and shrubbery, vegetable growing area

The Land



The land comprises of 2 adjoining paddocks, (please find plan attached) both being level and accessed via a gated entrance to the rear of the house.

Services

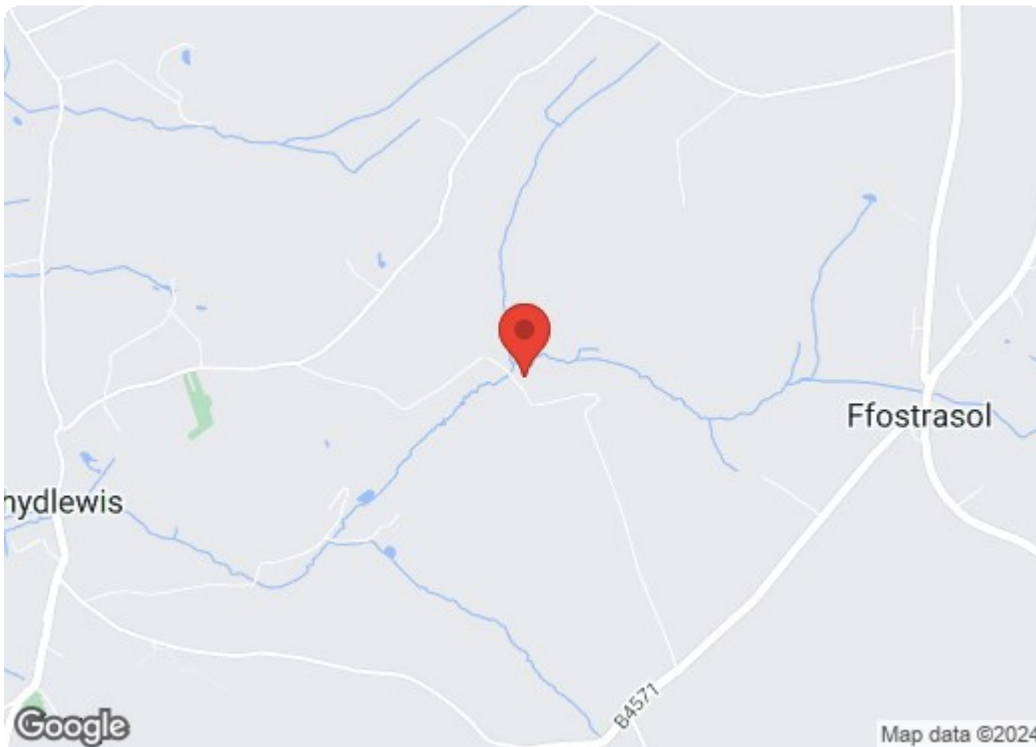
We are informed that the property benefits from mains water, mains electricity, oil central heating and private drainage

Directions

What3Words: brochure.innovator.inhaler

Council Tax Band D

The amount payable for period 2023/2024 is £1882.84 annually



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	70
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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