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Pencoed Farm , Llandysul, Ceredigion, SA44 6NN



Asking Price £595,000

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

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

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5 NOTT SQUARE, CARMARTHEN,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

Pencoed Farm , Llandysul, Ceredigion, SA44 6NN

A delightfully positioned coastal 8 acre smallholding of diverse appeal, with a substantial 4 bedroom, 2 bathroom Dormer bungalow, adjoining range of stables, workshop and large 75' x 45' general purpose barn, which would suite a range of uses, together with extensive gardens

One of the main attractions is the level productive pasture with a mature lake adding to the residential appeal, in all some 8 acres.

A property of considerable appeal with the potential for multi generational living/ annex and located only 3 miles from the popular sea side fishing village of New Quay.

Location

The property is attractively located just off the A486 Synod Inn to New Quay roadway approximately one mile from the village of Cross Inn, with a good range of amenities and some 3 miles from the popular sea side fishing village of New Quay, renowned for its sand beaches on this popular section of the Ceredigion heritage coast line. The properties has an attractive tucked away location yet not being remote and convenient adjoining a regular bus route for those requiring a regular service.



Hallway

with tiled floor also used as a study/office area being an inviting entrance into this spacious property

Description

An appealing property suiting a range of buyers having a substantial well presented modern residence with the benefit of LPG central heating and double glazing. The property provides the following accommodation.



Kitchen

14'6 x 12'10 (4.42m x 3.91m)

Having an extensive range of kitchen units at base and wall level incorporating a double bowl sink unit with attractive granite effect work tops, tiled floor, door to utility room

Front recessed verandah

Leading to spacious hallway,



Utility Room

12'9 x 8'9 (3.89m x 2.67m)

Having fitted units incorporating space for a cooking range with cooker hood over, wall mounted LPG Boiler, single drainer sink unit and plumbing for automatic washing machine.

Dining Room

16' x 14'6 (4.88m x 4.42m)

Off the hallway, rear dining room. An attractive room with feature fire place (non operational) , radiator double aspect windows'



Front Bedroom 1

15'4 x 9'5 (4.67m x 2.87m)

Two front windows, radiator,



Living Room

22 x 14 (6.71m x 4.27m)

Again a spacious light room having a feature brick fireplace (not operational) with matching TV shelves, slate hearth, large front picture window, rear patio doors. Door to inner lobby

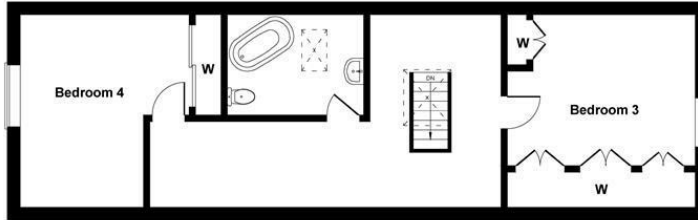


Shower Room

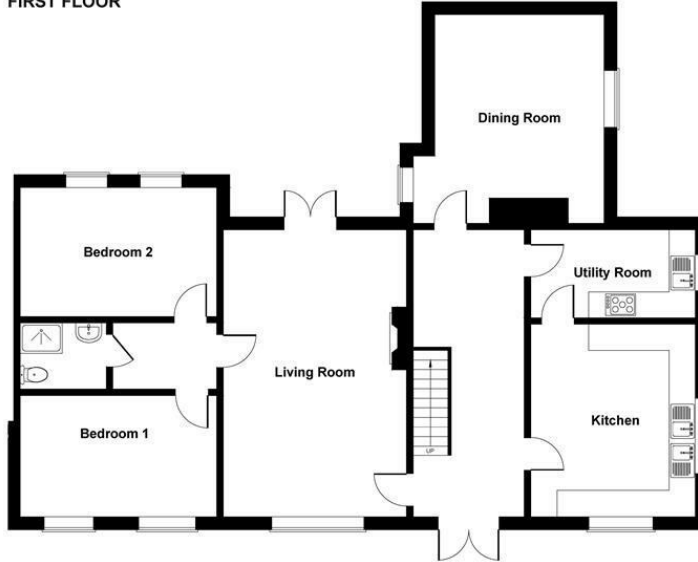
with tiled walls, shower cubicle, wash hand basin, toilet, radiator, extractor fan



Pencoed, Cross Inn, Llandysul



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B		51	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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