

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

[www.evansbros.co.uk](http://www.evansbros.co.uk)

 OnTheMarket.com

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: [aberaeron@evansbros.co.uk](mailto:aberaeron@evansbros.co.uk)



**Pant Y Grugos Talgarreg, Llandysul, Ceredigion, SA44 4XH**

**Asking Price £498,000**

Looking for the quintessential country cottage with land and views then look no further!!

A superbly situated country property with a characterful refurbished cottage, adjoining former cowshed ripe for extension of the dwelling (STP) and set in approx. 4 acres of good quality land with the option of a further adjoining 9 acres of land available by separate negotiation.

Enjoying far reaching views with no near neighbours and close to the popular fishing village of New Quay renowned for its sandy beaches.

## Location



Set in a no near neighbours location yet conveniently positioned only approx. a mile from the A487 road at Synod Inn which then leads to the popular seaside fishing village of New Quay and well positioned to the many pretty coves and sandy beaches of the area. The property is also convenient to the larger towns of Aberaeron and Aberystwyth to the North and Cardigan to the South.

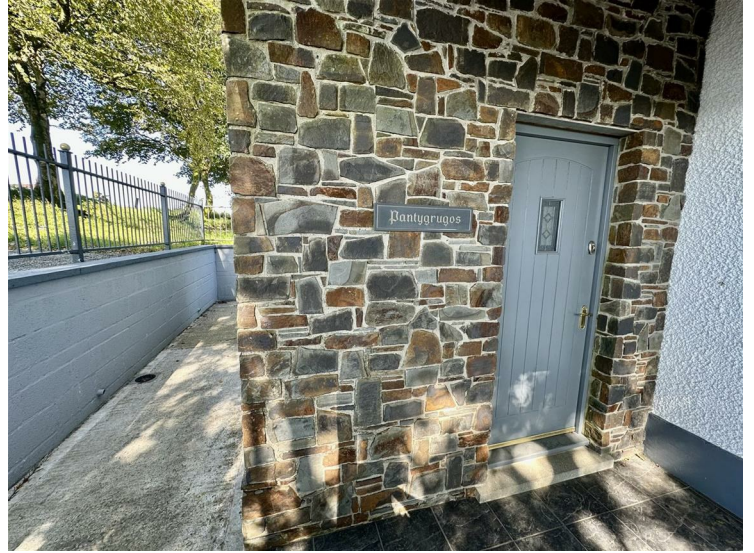
One of the main features are the delightful views over open countryside.

## Description



A characterful cottage with many features including polished timber floors with a wood burning stove and beamed ceilings. The house has the benefit of oil fired central heating and provides the following spacious accommodation with large rooms. In our opinion there is potential to expand the accommodation into the footprint of the former cowshed adjoining the property (subject to any consents required).

## Front Entrance



Via a front courtyard with block paving leading to an external porch with tiled floor. Timber Front door.

## Inner Hallway

7'10 x 5'7 (2.39m x 1.70m)



Black & red quarry tiled floor, radiator and window to side.

### Utility Room

7'10 x 6' (2.39m x 1.83m)



Radiator, side window, Belfast sink set in timber worktop, plumbing for washing machine, oil fired Worcester boiler, space for tumble dryer and slate flooring.

### Kitchen

13'9 x 9'10 (4.19m x 3.00m)



Traditional quarry tiled floor, range of kitchen units at base and wall level incorporating 1 1/2 bowl sink unit with mixer tap, 2 rear windows, electric cooker point, plumbing and space for dishwasher, extractor fan. Double doors to living room.

### Living Room

27'1 x 12'9 (max) (8.26m x 3.89m (max))



Polished pine flooring, log burner inset into stone fireplace on a slate hearth with Oak mantel, radiators, one side window and three front windows. Double doors from kitchen, door to rear hallway.

### Rear Hallway

7'4 x 11'7 (2.24m x 3.53m)



Parquet flooring, radiator, door to downstairs bathroom, stairs to first floor. Rear door.

### Downstairs Bathroom

6'9 x 9'9 (max) (2.06m x 2.97m (max))



Pine flooring, half laminated panelled walls, radiator, toilet, wash handbasin, slipper bath, shower cubicle.

### Front Bedroom 1

15'8 x 9'4 (4.78m x 2.84m)



Pine flooring, two windows to the front and one side window (one window also being a fire escape), access to under eaves.

### Landing



"L" shaped with Velux window, pine flooring and radiator. Leading to:

### Front Bedroom 2

12'9 x 11'2 (3.89m x 3.40m)



Pine floor with dual aspect windows to side and front, radiator.

## Cloakroom



Toilet, wash handbasin, half timber panel walls.

## Under eaves storage/airing cupboard



Shelving, copper cylinder and light.

## Externally



To the front is a pathway leading to the rear of the property, stone and block walls with iron railings. A hard based patio

area surrounded by mature Beech trees with a feature water pump and grassed bank and lawned area.

## Rear Garden



Large landscaped grounds ready to create your own garden area, hard based patio areas ready for those personal finishing touches making this an ideal BBQ / patio area. Far reaching scenic panoramic countryside views all round for those alfresco summer evenings.

## Former Cattle Shed

13'3 x 17'2 + 23'8 x 37' (4.04m x 5.23m + )



In our opinion this area has great potential (subject to obtaining Planning Permission) for conversion into a home office area, secondary accommodation for income generation or multi generation occupancy. Hard standing with concrete area.

## Corrugated Dutch Barn 30' x 18' (9.14m x 5.49m)



Hard based parking and turning area with ample space for storage of machinery. This would either make a great workshop or stables.

### Pasture Land



Gated access leading to level paddock to the rear.

### Views



### Additional Land



Adjoining the property are further fields of approx. 9 acres again of productive pasture with separate roadside frontage - Available by negotiation.

### Council Tax Band D

PANTYGRUGOS, TALGARREG, LLANDYSUL, SA44 4XH D £2098. 2024/2025

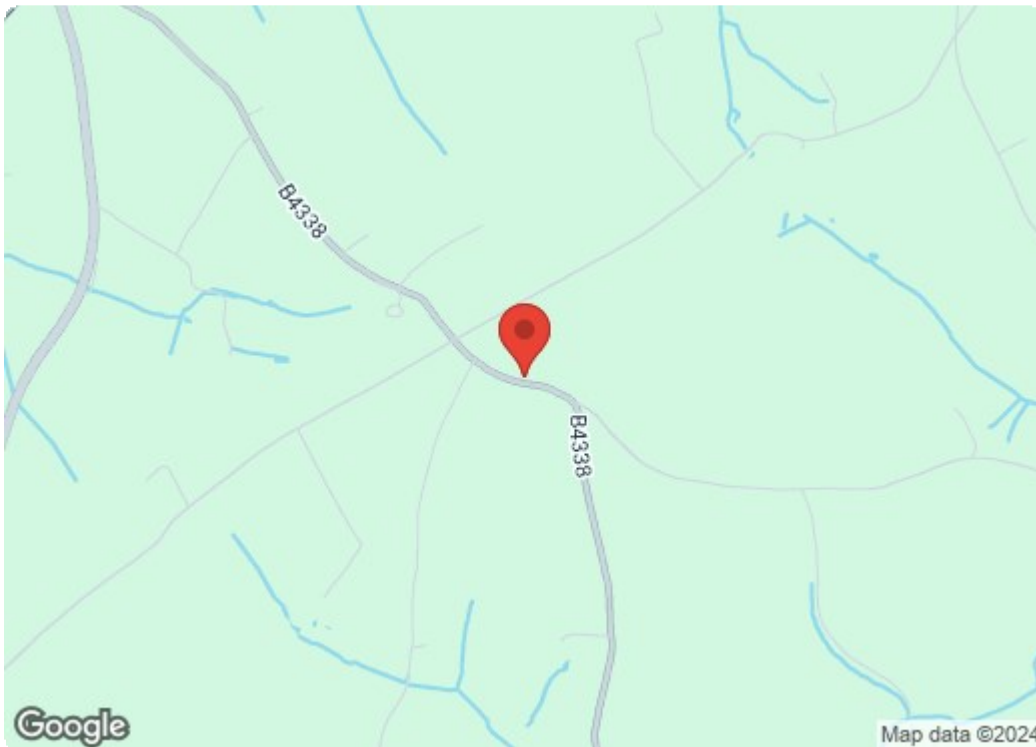
### Directions

From Aberaeron take the A487 south to Synod Inn, at the cross roads take the A486 sign posted Llandysul on the left and take the immediate next left on to the B4338 sign posted Talgarreg & Llanybydder. Follow this road for approximately 1.2 miles and the property can be found on the left hand side as identified by the agents For Sale board.

What3words - beanbag.prowling.audio



FOR IDENTIFICATION PURPOSES ONLY



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em;">97</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<div style="text-align: center;"> <span style="font-size: 2em;">39</span> </div>
<b>England &amp; Wales</b> <span style="float: right;">EU Directive 2002/91/EC </span>	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> <span style="float: right;">EU Directive 2002/91/EC </span>	



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

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

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

Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.