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Pen y Daith Dihewyd, Lampeter, Ceredigion, SA48 7QT

Asking Price £695,000

Welcome to this charming and diversely appealing property located in the picturesque countryside between Dihewyd and Mydroilyn, close to New Quay and Aberaeron.

This delightful smallholding offers a perfect blend of countryside tranquillity and modern comfort with annexe accommodation.

An appealing 9 acre country smallholding having a substantial 3 bedroomed 2 bathroom bungalow with attached 1 bedroomed annexe and feature conservatory, great barn/workshop and some lovely dry, clean land including a former nursery.

With a further 2 bedroomed lodge used for overspill accommodation there is certainly room for all the family especially considering its also set in some 9 acres of land.

Ideal for those looking for a property for multigenerational living/income generation and also of interest to those with equestrian requirements.

Description



An attractive and substantial property of traditional construction with the benefit of oil-fired central heating and UPVC double glazing.

This well presented and spacious accommodation is worthy of inspection and provides more particularly the following:

Front Porch

With quarry tiled floor. Door to

Entrance hall

15'1 x 6'2 (4.60m x 1.88m)



With radiator and built in cupboard.

Living Room

17'5 x 14 (5.31m x 4.27m)



An attractive, light room with picture window to front, feature stone fireplace with slate hearth having a woodburning stove inset.

Kitchen / Dining Room

17'5 x 15'1 (5.31m x 4.60m)



A large room - the heart of this lovely family home, with quarry tiled floor and an attractive range of fitted kitchen units with granite work surfaces having a Belfast sink unit inset, LPG hob and new double oven with cooker hood over, spot lighting, large double aspect windows. Door to utility room.

Utility Room

9 x 6'2 (2.74m x 1.88m)

With quarry tiled floor, space for washing machine, rear door.

Inner Hallway

Radiator, access to loft.

Front Bedroom 1

11'9 x 11 (3.58m x 3.35m)



Large front window, radiator.

Double Bedroom 2

10'9 x 10'7 (3.28m x 3.23m)



With front window, built-in wardrobes and radiator.

Shower Room



With tiled floor and part tiled walls, corner shower cubicle with electric shower unit, vanity unit with wash handbasin, toilet, heated towel rail and extractor fan.

Master Ensuite Bedroom 3

12'9 x 9 (3.89m x 2.74m)



With range of fitted wardrobes and walk-in dressing room. and en-suite bathroom

Ensuite Bathroom



With bath having shower unit over, vanity unit with wash handbasin inset, toilet, part tiled walls and heated towel rail.

Self Contained Annexe



This is a spacious annexe, being ideal for multigenerational use, interconnecting to the main residence if required to be used as one large unit. Provides the following:

Conservatory

25 x 9'4 (7.62m x 2.84m)



With two entrance doors, ceiling fans.

Living Room

14'3 x 12'3 (4.34m x 3.73m)



With feature fireplace housing woodburning stove, front window with lovely views.

Kitchen

13 x 9'7 (3.96m x 2.92m)



With vinyl floor, extensive range of kitchen units at base and wall level incorporating a sink unit, ceramic hob, fridge space and space for washing machine.

Inner Hallway



Leading to

Double Bedroom

12'5 x 10'1 (3.78m x 3.07m)



Front window, built-in wardrobes, radiator.

Bathroom

8'6 x 6'2 (2.59m x 1.88m)



Recently fitted with tiled walls and easy access double shower cubicle, toilet and wash handbasin.

Externally



One of the key attractions to this property is its attractive gardens and grounds which surround the main bungalow residence with its extensive lawned areas, vegetable growing areas, fruit cages, potting shed, feature polytunnel.

Lawned Gardens



Feature Polytunnel



a separate workshop/storage area being insulated for food storage with up and over garage door having mezzanine storage over. We are informed that this was previously a livestock building and that the livestock pens are available. This is a building with great potential for a variety of uses (STP).

The Land



Fruit Cages



A feature of this property is its attractive, level land, laid into three paddocks, with water supply and refillable water drinkers installed, with an extensive roadside frontage, together with an area on the top roadside previously used as a plant nursery with many featured shrubs, trees and bushes.

Services

We are informed the property is connected to mains electricity, private water supply via borehole, private drainage, oil-fired central heating with very recently installed Worcester external boiler.

Directions

From Aberaeron proceed on the A482 Lampeter road to the village of Ciliau Aeron. Turning right on to the B4339, continue on to the village of Dihewyd, passing through the village towards Mydroilyn. After approximately 1 mile, take a right hand turning and the property is the first on the left hand side thereafter.

Barn

60 x 30 (18.29m x 9.14m)



Council Tax Band E

We understand the property is Council Tax Band E and the Council Tax payable for 2024/2025 financial year is £2567.

The property also has the benefit of a great barn, being a modern portal frame barn with concreted floors with power and water connected, having large opening doors to front and

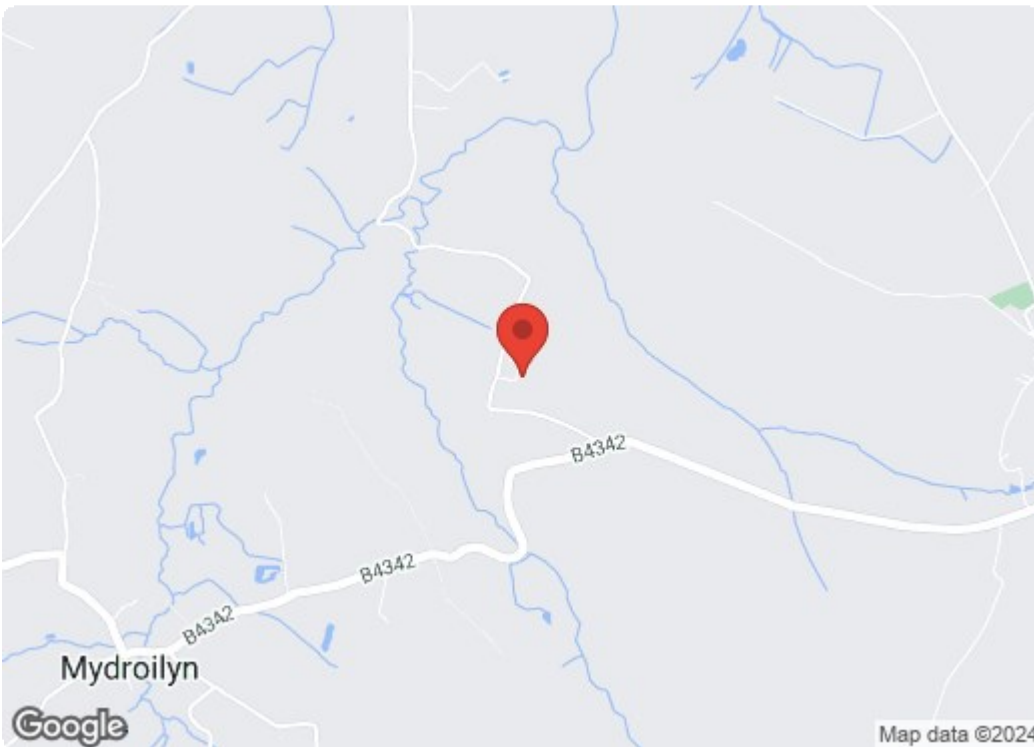
Penydaith



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.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
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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