

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

www.evansbros.co.uk

 OnTheMarket.com

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

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



Gydros Fach Nebo, Nebo, Llanon, Ceredigion, SY23 5LG

Guide Price £350,000

A well positioned, improvable smallholding with a detached spacious 3 bedroomed bungalow, good range of stables and set in some 6.5 acres of land in a popular location on the outskirts of the rural community of Nebo, convenient to Aberaeron and Aberystwyth.

Please note - this property is subject to an agricultural occupancy restriction.

Location



The property is located just off the B4337 roadway on the outskirts of the village of Nebo, approximately 1 mile from the village of Cross Inn which has a village shop and nursery. The property is also within easy travelling distance of the destination town of Aberaeron to the west and the popular seaside resort of Aberystwyth to the north.

Description



A detached bungalow residence of traditional construction built, we understand in the 1980's, with oil-fired central heating. The property is deserving of some sympathetic modernisation and is an ideal opportunity for someone to put their own stamp on this property with great potential. We understand the property is subject to an agricultural occupancy restriction - further details from the agents. The property provides the following accommodation:

Front entrance porch

to

Hallway

Radiator.

Living room

19 x 11'7 (5.79m x 3.53m)



Brick fireplace, front window and radiator.

Conservatory

21'5 x 9'1 (6.53m x 2.77m)



Two radiators, side stable entrance door.

Kitchen
10'5 x 10 (3.18m x 3.05m)



With range of basic units at base and wall level incorporating single drainage sink unit, electric cooker point, access to airing cupboard housing oil-fired central heating boiler.

Inner hallway
Built-in cupboard.

Bathroom



With shower, wash handbasin and toilet.

Front bedroom 1
12'7 x 11'10 (3.84m x 3.61m)



Radiator.

Bedroom 2
11 x 9'6 (3.35m x 2.90m)



Radiator, rear door.

Bedroom 3

7'6 x 7'5 (2.29m x 2.26m)



Radiator.

Externally



The property has the benefit of a lovely location with access off a council maintained no-through road with the land having frontage on to the main Nebo to Llanrhystud roadway. The property is accessed via a gated entrance to ample parking and turning area. The property is set in mature gardens and grounds and is surrounded by attractive, level paddocks, in all being some 6.5 acres. There is also a former caravan which we understand had been used for letting purposes but more recently used for storage. This has been connected to services.

Stables



There is an L-shaped range of timber stables providing six loose boxes with further store shed.

Land

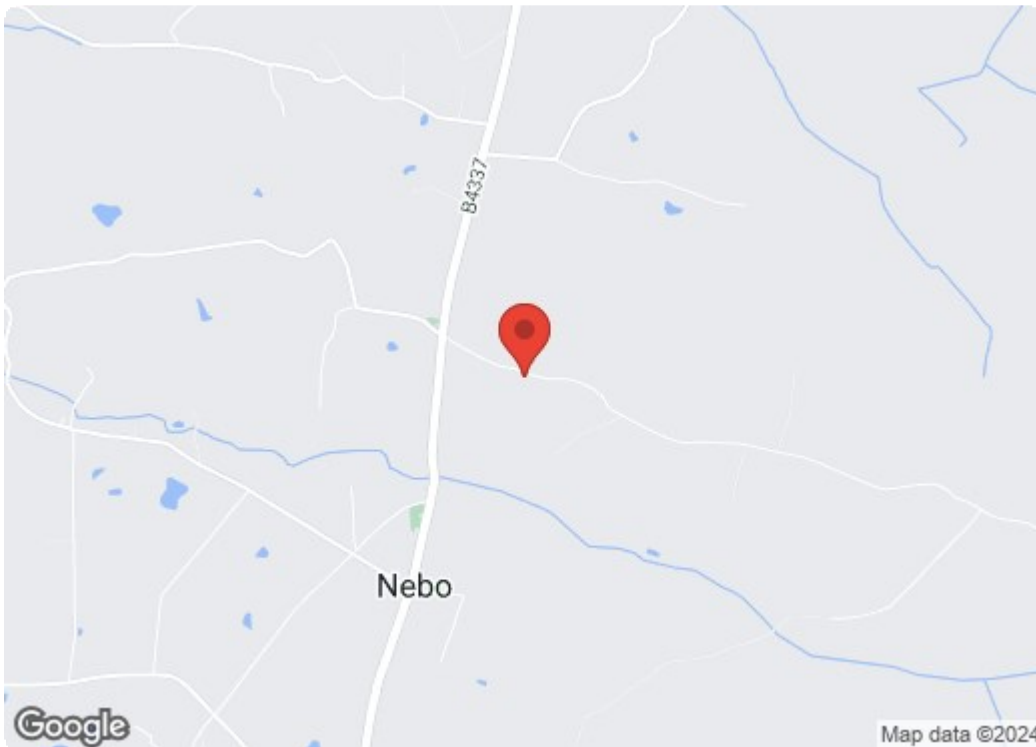


Services

We are informed the property is connected to mains water, mains electricity, mains drainage and oil-fired central heating.

Directions

What3Words: warms.sensitive.exchanges



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	
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



**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.