



1-3 LLwynygroes Cottages Capel Y Groes, Llanwnnen
Lampeter Ceredigion SA48 7LF
Guide price £480,000



Enjoying a fine rural setting convenient to local amenities and to Lampeter a commodious 4 bedroomed house with 3 bedroomed annexe and 4 acres (or thereabouts) of land.

We are pleased to have been entrusted with instructions to offer for sale this well presented rural property. 1- 3 Llwynygroes are part of the converted outbuildings of the nearby Llwynygroes mansion situated just off a council maintained road within a mile or so from local amenities at Llanwnnen. The university town of Lampeter is within four miles travelling distance the town having a good range of facilities to include a secondary school.

1-3 Llwynygroes provides for multi purpose accommodation. The annexe is suitable for family members or as a holiday let. There is ample off road parking and the 3.76 acres of fertile level meadow land is also well worthy of inspection.

The property has the benefit of oil fired central heating, is double glazed and also included in the sale is a range of three garages.

TENURE

Freehold.

SERVICES

Mains electricity (separate supply to house and annexe).
Mains water and private drainage.

COUNCIL TAX

Band E

VIEWING

Strictly by appointment through the selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com

1-3 Llwynygroes Cottages provides for the following accommodation which is also highlighted on the attached floor plans. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

RECEPTION HALLWAY

Store cupboard, radiator, tiled floor. Double doors to

LIVING ROOM

19'3 x 21'6 maximum (5.87m x 6.55m maximum)



Attractive brick fireplace with wooden mantle housing the CLEARVIEW multi fuel range, oak flooring, radiator, window to fore and velux window. Cupboard housing the freestanding Worcester oil fired central heating boiler and solar panel monitor. Door to

OPEN PLAN KITCHEN /DINING ROOM

13'5 x 20'6 (4.09m x 6.25m)

KITCHEN AREA



Single drainer enamel sink with mixer tap. Range of base units with worktops and tiled splashbacks over. Eye level units. Feature brick fireplace with wooden mantle housing the electric cooker (also LPG gas point). Oak flooring, spotlights, extractor fan and feature archway dividing.

DINING AREA



Oak floor, radiator, velux window and door to annexe.

STUDY AREA

9'5 x 10'5



French doors to fore, oak floor, radiator, water stop cock, telephone point. Door to

SECONDARY LOUNGE

20'4 x 13'6 (6.20m x 4.11m)



with stairs to first floor accommodation. Multi-fuel range, Oak floor, under stairs storage cupboard, radiator, velux window. Central heating thermostat. Door to

UTILITY ROOM

13'5 x 8'4 (4.09m x 2.54m)



Single drainer stainless steel sink unit. Range of base units with appliance spaces and worktops over with tiled splashbacks. Plumbing for automatic washing machine, recess cupboard, French door to side, tiled floor and radiator.

BEDROOM 1
13' x 10'5 (3.96m x 3.18m)



Window to fore and rear, radiator, cupboard.

SHOWER ROOM
7'5 x 10'2 (2.26m x 3.10m)



Walk in wet shower, low level flush wc, pedestal wash hand

basin. Heated towel rail,. fitted cupboard, non slip floor, part tiled.

MASTER BEDROOM 2
13'7 x 26'9 (4.14m x 8.15m)



Fitted mirrored wardrobes, under eaves storage areas, two radiators. Sliding door to balcony with fine rural views. Two velux windows.



BEDROOM 3
11'4 x 9'5 (3.45m x 2.87m)



Cupboard housing the hot water tank and solar panel controls, velux windows, radiator.

BEDROOM 4

9'1 x 11'5 (2.77m x 3.48m)



Fitted wardrobes, under eaves storage, radiator and velux windows.

SHOWER ROOM

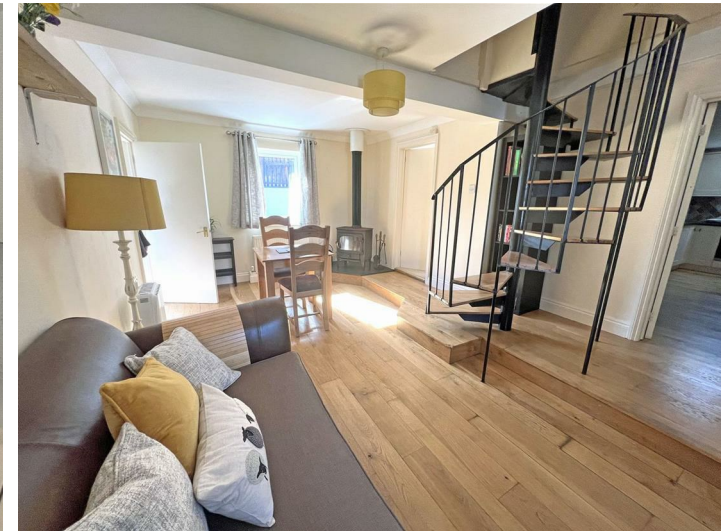
10' x 5'5 (3.05m x 1.65m)



Large shower cubicle with Triton shower, low level flush wc, heated towel rail, pedestal wash hand basin, splashbacks.

LIVING / DINING ROOM

18' x 10' (5.49m x 3.05m)



Oak floor, multi fuel CLEARVIEW heating range on raised slate plinth, windows to side, telephone point and radiators. Spiral staircase to first floor.

THE ANNEXE (Cottage1)

ENTRANCE DOOR TO

UTILITY AREA

4'8 x 6'6 (1.42m x 1.98m)

Plumbing for automatic washing machine and drier. Electric panel heater, tiled floor, Door to

FITTED KITCHEN

16'1 x 8'2 (4.90m x 2.49m)



1½ bowl stainless steel sink unit with mixer tap. Range of base units incorporating a Neff electric cooker with four ring hob and stainless steel splashbacks. Oak flooring, velux window, extractor fan, slimline electric heater, splashbacks and door to main kitchen/dining room.

BEDROOM 1

17'6 x 8'3 (5.33m x 2.51m)

Window to side, radiator.

FIRST FLOOR

Landing, recess cupboard, door to

BEDROOM 2

13'x 11'7 (3.96m"x 3.53m)



Fitted mirrored cupboards, under eaves storage, radiator and window to side.

BEDROOM 3

13'1 x 13'6 (3.99m x 4.11m)

Under eaves storage, radiator, fitted wardrobe, door to main landing.

EXTERNALLY

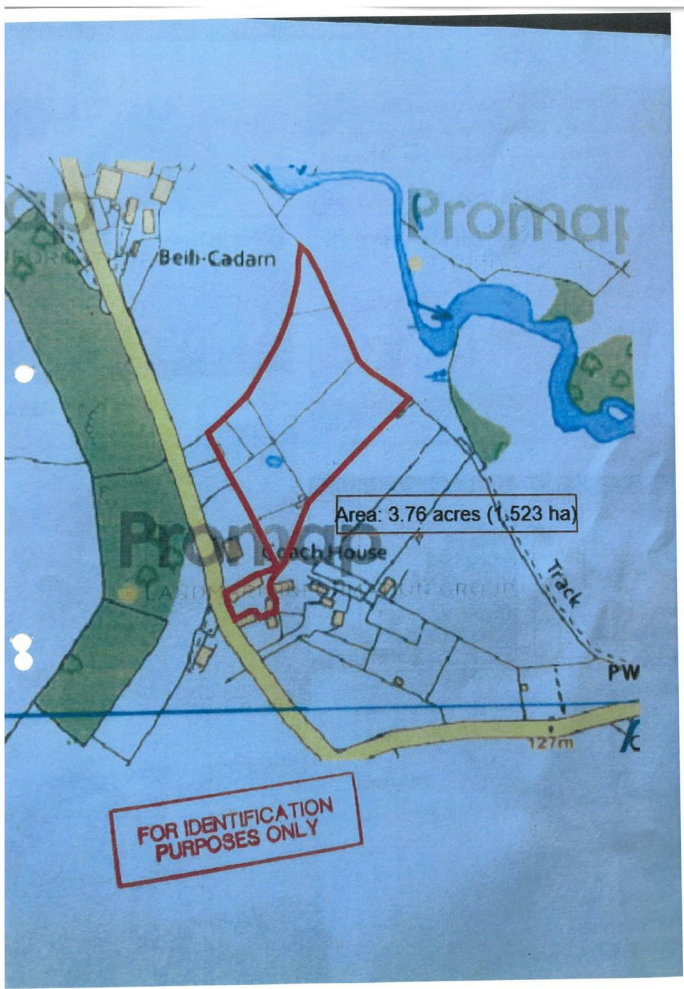


Large tarmacadamed vehicular understanding and turning area with a right of way in favour of the nearby property. Access to three attached garages, power connected. Courtyard garden with oil tank to side of annexe and low maintenance garden to the fore.





The land in total amounts to 3.76 acres as highlighted on the attached plan. The fertile meadow land is level in nature divided into four paddocks with two immediate garden areas with garden shed, poly tunnels and field shelter. Wildlife pond, soft fruit bushes, log store and vegetable garden.



DIRECTIONS

OS Grid Reference SN5244248103

There are several alternative routes to the property from Aberystwyth. I would suggest the following. Take the A487 coastal trunk road south to Llanrhystud, turn left on to B437 road and proceed through Nebo, Cross Inn and Talsam towards Lampeter. On the steep hill turn right to Temple Bar (signposted Cribyn). Turn right and immediately left and proceed through Cribyn on the B4337 ignoring all turnings

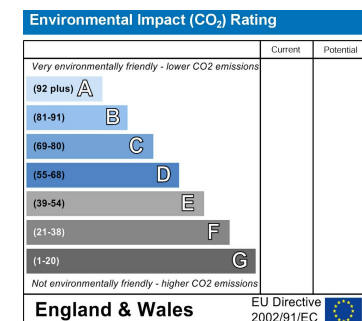
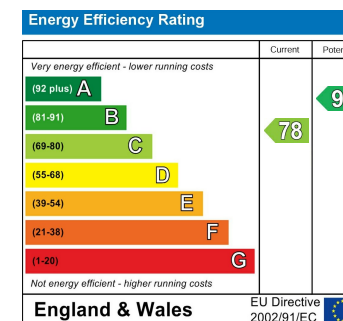
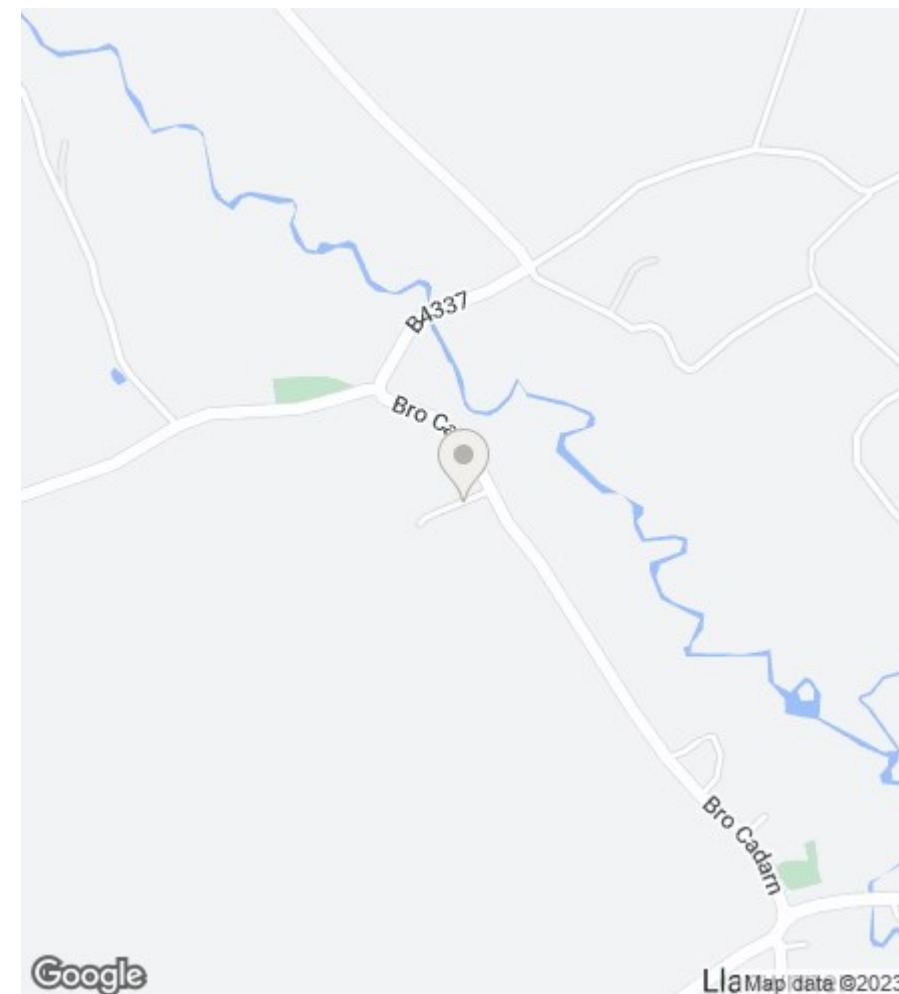
for a further 3 miles before turning right at Capel y Groes,
proceed past the chapel, taking the first turning right and the
property is the third house on the right hand side.





Total area: approx. 372.2 sq. metres (4006.7 sq. feet)
The floor plans are for guidance only.
Plan produced using Planigo

1-3 Llwyn-Y-Groes, Llanwnnen, LAMPETER



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