



The Nook , Betws Ifan, SA38 9QH

**Or Nearest Offer £385,000**

An improvable 5 Acre Smallholding with a range of outbuildings and barns, the property has deteriorated over recent years and now requires an extensive programme of refurbishment or possible redevelopment, subject to consents.

The accommodation has previously been split into two residential units, which briefly comprises: Converted Barn :- Living Room, Kitchen, Sun Room, Two Bedrooms and a Bathroom. Main House:- Entrance Hall, Cloakroom/W.C. Living Room, Kitchen, Conservatory, Utility, Dining Room, First Floor Landing, Two Bedrooms and a Bathroom.



### Situation

The property is situated in the small country village of Betws Ifan, a quiet and pretty place with a small number of villagers.

It is conveniently placed for reaching by car the West Wales coastline with many beaches and walks and is less than a 15 minute car journey. Cardigan and Newcastle Emlyn are roughly 15 minutes away and offer a wide choice of shops and amenities from shopping parades to schooling and there is also an excellent primary school close by in Brynhoffnant.

Hardwood entrance door to:-

14'9" x 11'4" (4.50m x 3.45m)



Window to the side, radiator, tiled floor, exposed beams.

Kitchen 16'6" x 8'10" (5.03m x 2.69m)



Having a range of wall and base units, sink and drainer unit, ceramic hob, double oven, void and plumbing from dish washer, tiled floor.

Lean-to 20'8" x 6'10" (6.30m x 2.08m)



Tiled floor, window to the side, door to rear.

### Inner Hall

Radiator, window.

Bedroom One 14'8" x 8'11" (4.47m x 2.72m)



Two windows, radiator.



Bedroom Two 10'7" x 5'10" (3.23m x 1.78m)



Two windows, radiator.

Wooden door to:-

Hall

Radiator, doors to:-

Cloakroom/WC



Low flush WC, pedestal hand wash basin, Worcester Heatslave boiler.

Former Kitchen 20'2" x 12'5" (6.15m x 3.78m)



Lean-to 11'6" x 9'8" (3.51m x 2.95m)



Utility 9'9" x 7'7" (2.97m x 2.31m)

Dining Room 14'7" x 13'5" (4.45m x 4.09m)



Connecting Room 14'5" x 9'10" (4.39m x 3.00m)



Shower Room

Lounge 19' x 14'7" (5.79m x 4.45m)



## FIRST FLOOR

Please note we have been unable to inspect the first floor of the property, but understand that there are Three Bedrooms and a Bathroom, buyers will not be able to view the first floor, due to water damage to the floor boards.

### Services, etc.

Services - Mains Water & Electricity. Oil Central Heating. Believed to be Septic Tank Drainage.

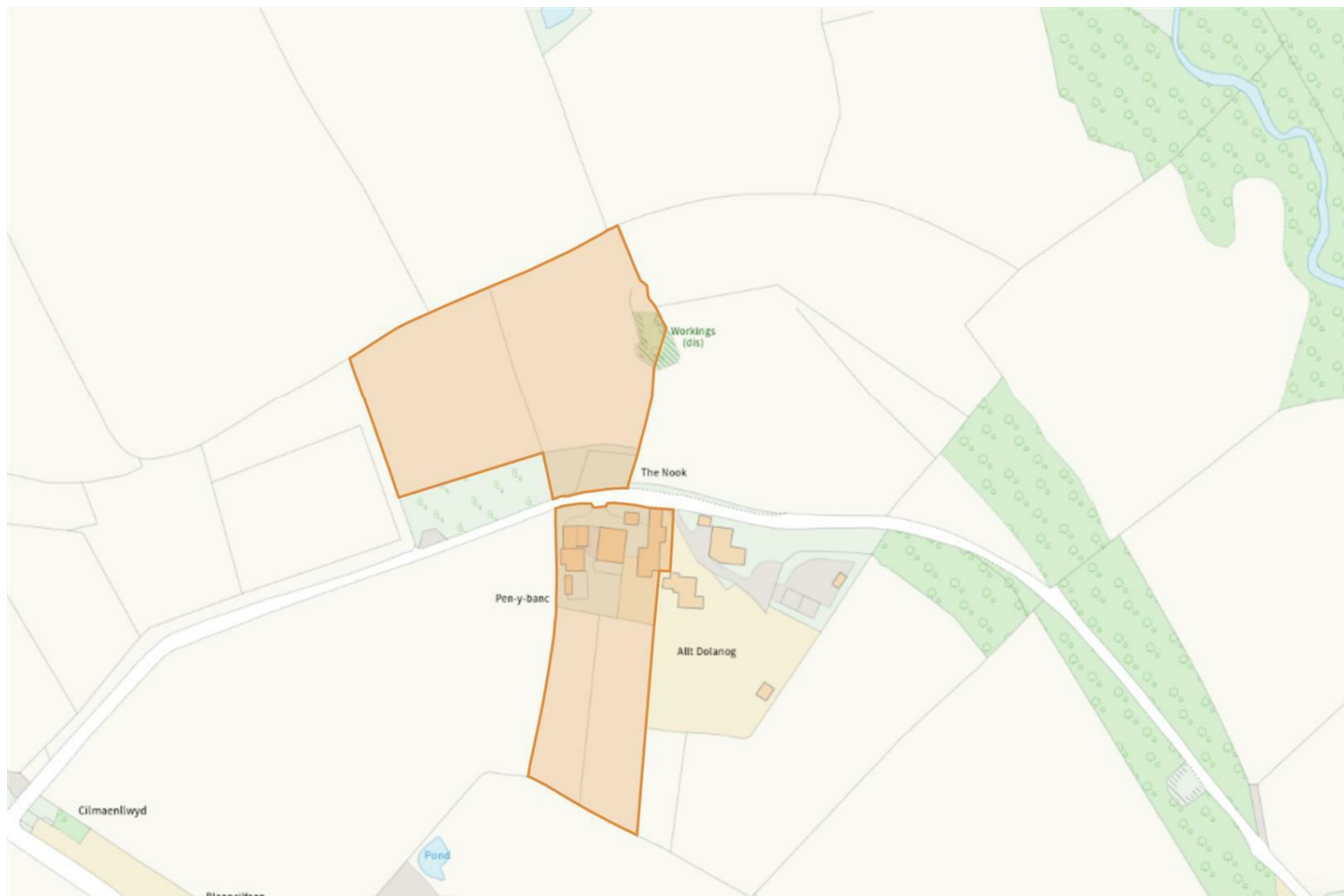
Local Authority - Ceredigion County Council

Property Classification - F

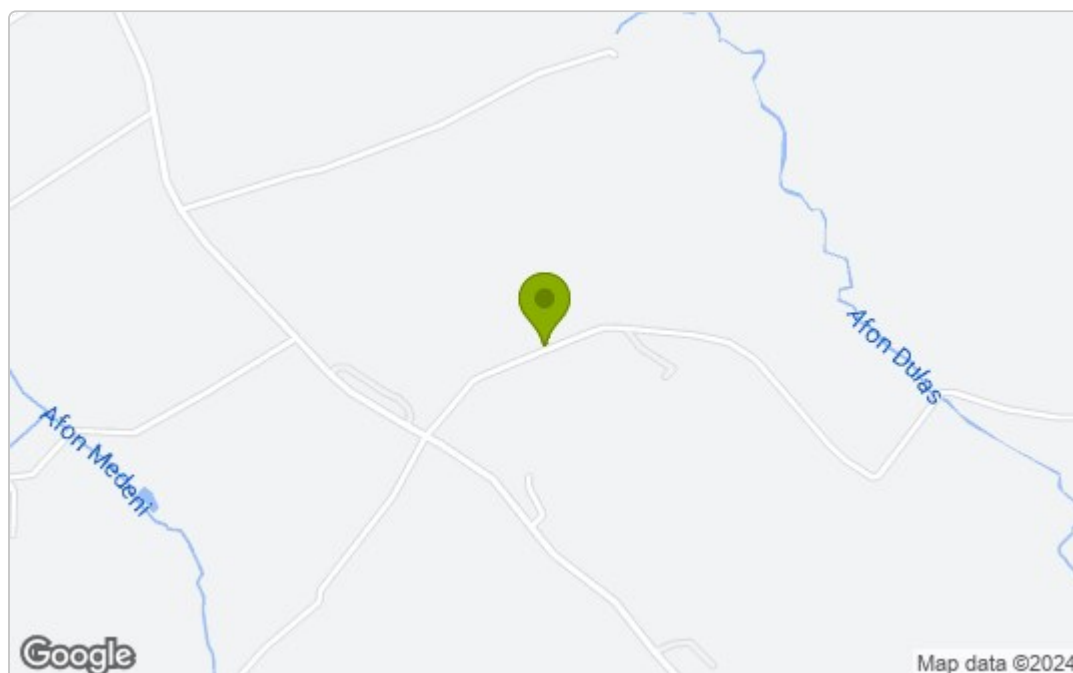
Tenure - Freehold and available with vacant possession upon completion.

What3Words - ///everyone.tucked.eyelid


## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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