



Gwynfa , Moylegrove, SA43 3BU

£750,000

A refurbished and well presented Smallholding of around Four Acres with a Detached Stable Block providing an ideal equestrian opportunity. The accommodation is set across three floors and briefly comprises: Kitchen/Breakfast Room, Dining Room, Living Room with wood burning stove. To the first floor there are Four Bedrooms and a Family Bathroom with a Master Suite to the Second Floor. Externally, the property benefits from Parking, Detached Garage, Gardens and Four Acres of Land with a Detached Stable Block. Viewing highly recommended to appreciate the quality accommodation on offer.



## Situation

The property is situated on the outskirts of the traditional country village of Moylegrove and only 10 minutes' walk from Ceibwr Bay, owned by the National Trust, with a small pebbled beach and stream, dramatic rock formations and high cliff-top walks with fantastic views and chances to spot grey seals, dolphins and a variety of birds. The bay is a good setting off point for canoeing and kayaking and the famous coastal path can be easily accessed. There are numerous walks and bridleways around this lovely, unspoilt area, and larger seaside resorts are within easy driving distance, with Poppit Sands 4 miles or so and Newport Sands about 6 miles distant near the mystical Preseli Hills. The stunning town of Cardigan is about a 15 minute drive away and provides a range of local and national shops with fantastic restaurants, cafes and bars. Newcastle Emlyn is only 30 minutes drive away and is a delightful, historic, market town nestled within the stunningly beautiful Teifi Valley which offers an array of independent shops, art and crafts and antique centres. There are also award winning restaurants, cafes and pubs. The larger university town of Carmarthen is around 50 minutes away with Carmarthen easily leading you onto the M4 and beyond.

Hardwood stable door opens to:-

## Kitchen/Breakfast Room



Having a range of wall and base units, inset sink unit, worktop surfaces and matching upstands, Range style cooker with extractor fan over, inset microwave, bottle rack, under cupboard lighting, recessed spotlights, wooden flooring throughout, Upvc double glazed windows, radiator, opening to:-

## Dining Room



Upvc double glazed window, stairs rising off, wooden flooring, radiator, recessed spotlights, under stair cupboard, opening to:-

## Living Room



Upvc double glazed door to the garden, three Upvc double glazed windows, wooden flooring, log burning stove with slate hearth and decorative mantle over. Two radiators, recessed spotlights.

## FIRST FLOOR

### Landing



Turned staircase with window, stairs rising off to 2nd floor. Doors to:-

### Bedroom One



Dual aspect Upvc double glazed window front and side, radiator.

### Bedroom Two



Dual aspect Upvc double glazed window front and side, radiator.

### Bedroom Three



Upvc double glazed window to the rear, radiator.

### Bedroom Four



Upvc double glazed window to the front, radiator.

### Bathroom



Modern suite comprising walk-in shower with rainfall shower, low flush WC, bath, his 'n' hers sink units, tiled walls and floor, heated towel rail, recessed spotlights, extractor fan.

### SECOND FLOOR

### Master Suite



A light and airy room with vaulted ceilings and exposed "A" frame beams, dual aspect roof windows, exposed stone wall, eaves storage, radiator. Door to:

### Ensuite



Low flush WC, pedestal hand wash basin, panel bath, heated towel rail, fully tiled walls and floor, spotlights.

### Externally



A drive way leads along the side of the property to a turning and parking area at the rear of the house, which leads to the detached garage and entrance to the property. The gardens have been well maintained and designed over the years with various shrubs, trees and plants making up the planted areas, with lawns to the remaining garden along with an ornamental pond. Lawned paths have been created giving pleasant walks around the garden enabling you to enjoy the pleasant aspect.

### Garage

With double doors, glazed window.



### Boiler & Shower Room

Housing oil fired central heating boiler. W.C. Shower tray with electric shower over.

### The Land



Extending to around 4 acres in total, well fenced laid to pasture land, ideal for keeping horses or livestock.

### Detached Stable Block



Currently divided into two large stables with water feeders, tack room, with covered area on a concrete pad. The stable block lends itself to adaptations to suit a new owner.

### Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

### Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 18mbps download and Superfast 19mbps upload and 76mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice- Yes & Data - Yes  
Three Voice - No & Data - No  
O2 Voice - No & Data - No  
Vodafone. Voice - No & Data - No

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Utilities & Services

Heating Source: Oil Central Heating

SERVICES:

Electricity: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

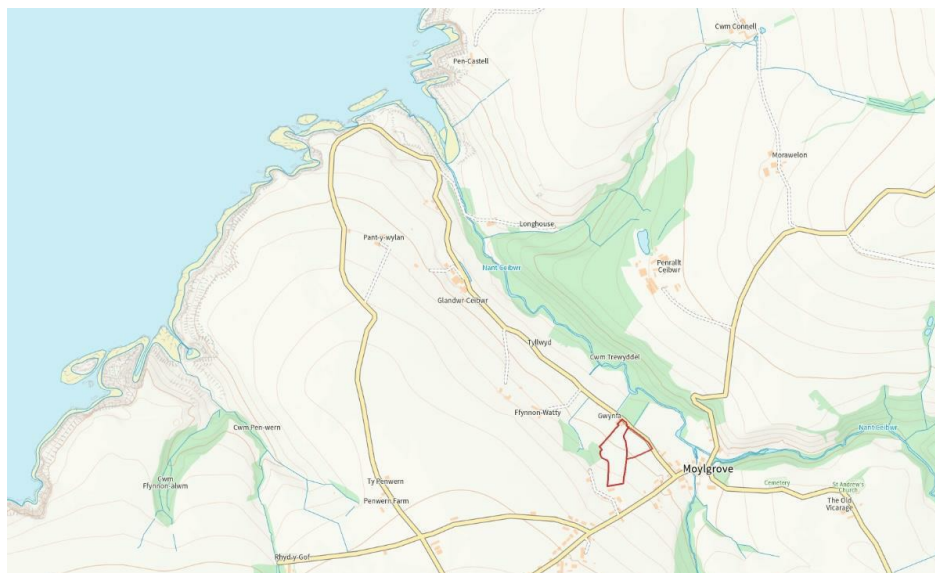
Council Tax: Band F

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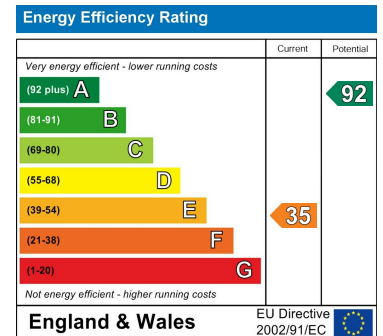
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.