



Caerenydd Lon Yr Ysgol, Blaenporth, SA43 2BB

£725,000

A rare opportunity to acquire a small holding with 16.5 acres or thereabouts, conveniently situated in Blaenporth, just a short distance from the coastal village of Aberporth. The accommodation is modern, light and airy and briefly comprises: Entrance Hall, Living Room, Spacious Family/Kitchen/Dining Room, Garden Room, Ground Floor Bedroom with Ensuite, Utility Room, Inner Hall and WC. To the first floor there is a spacious Master Bedroom with windows overlooking the land and out towards the sea, Ensuite Shower Room, two further Bedrooms and a Family Bathroom. Externally, as mentioned, the property benefits from 16.5 acres of land, which extend to the side and rear of the property. To the fore there is off-road parking for several vehicles and a large detached garage/workshop with an attached tractor shed, good sized gardens and a summer house.

Upvc double glazed door, opening to:-

Hall



Stairs rising off to the first floor, wooden flooring, radiator, wall lights, doors to:-

Living Room



Dual aspect Upvc double glazed windows, Upvc double glazed French doors to the rear garden, wood burning stove set on a slate hearth with wooden mantle over, decorative coved ceiling, radiators.

Kitchen/Dining/Family Room



Having a range of wall and base units with worktop surface over, 1.5 bowl sink unit with drainer and mixer tap over, LPG four ring hob, electric oven, integrated dishwasher, integrated fridge and freezer, stainless steel extractor fan, tiled splashback, recessed spotlights, glazed display cabinets, space for table, wood effect flooring throughout, radiator, internal glazed window, Upvc double glazed window to the front, double doors lead through to:-

Garden Room



Upvc double glazed windows overlooking the rear garden, Upvc double glazed French doors leading out to the patio area and enjoying sea views, radiators, door through to:-

Bedroom Four



Upvc double glazed window to the side, radiator, door to:-

Ensuite Shower Room



Shower enclosure, low flush WC, pedestal hand wash basin, tiled walls, radiator, Upvc double glazed window, extractor fan.

Inner Hall



Upvc double glazed door to the side elevation, wood effect flooring, radiator, recessed spotlights.

Utility Room



Having a range of wall and base units with worktop surface over, stainless steel sink unit with mixer tap, void and plumbing for washing machine, space for tumble dryer, Worcester Heatslave oil fired central heating boiler, wood effect flooring, radiator, Upvc double glazed window to the front elevation.

Cloakroom/WC



Low flush WC with space saving hand wash basin, half tiled walls, recessed spotlights, wood effect flooring.

FIRST FLOOR

Landing



Large airing cupboard, loft access, doors to:-

Master Bedroom



Triple aspect Upvc double glazed windows enjoying views over the adjoining land and towards the sea, having a range of built-in wardrobes, radiators, door to:-

Ensuite Shower Room



Comprising shower enclosure, low flush WC, bidet, pedestal hand wash basin, tiled walls, opaque double glazed window. spotlights, extractor fan, radiator.

Bedroom Two



Upvc double glazed window to the front elevation, radiator, built-in wardrobes.

Bedroom Three



Velux roof window, radiator.

Bathroom



Panel bath with Mira Sport electric shower and screen over, pedestal hand wash basin, low flush WC, tiled flooring, extractor fan, recessed spotlights, radiator, Velux roof window.

Externally



The property is approached via a tarmac driveway which provides extensive parking for several vehicles and leads around the sides of the property and giving access to a detached garage/workshop which has the benefit of a large sliding door for vehicular access, Upvc double glazed window, Upvc double glazed pedestrian door. Immediately to the rear is a lean-to garage/tractor shed which has an up-and-over door. To the rear of the property is a patio area, ideal for sitting out and alfresco dining. There is also a summer house which has a covered veranda to the front, Velux roof window, window to the side and a range of built-in cupboards with wood effect flooring. The rear garden is predominantly laid to lawn with a mature hedgerow boundary and enjoys pleasant views over the property's adjoining land and out towards the sea.

The Land



Extending to some 16.5 acres or thereabouts, is located beyond the garden and to the side of the property with gated access.

Utilities & Services

Heating Source: Oil fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Septic Tank

Local Authority: Ceredigion County Council

Council Tax: F

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: [///jugs.deed.page](http://jugs.deed.page)

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 ultrafast broadband available, with speeds up to Standard 0.2mbps upload and 1mbps download and Ultrafast 220mbps upload and 1000mbps 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 - Limited & Data - Limited

Three Voice - None & Data - None

O2 Voice - Likely & Data - Limited

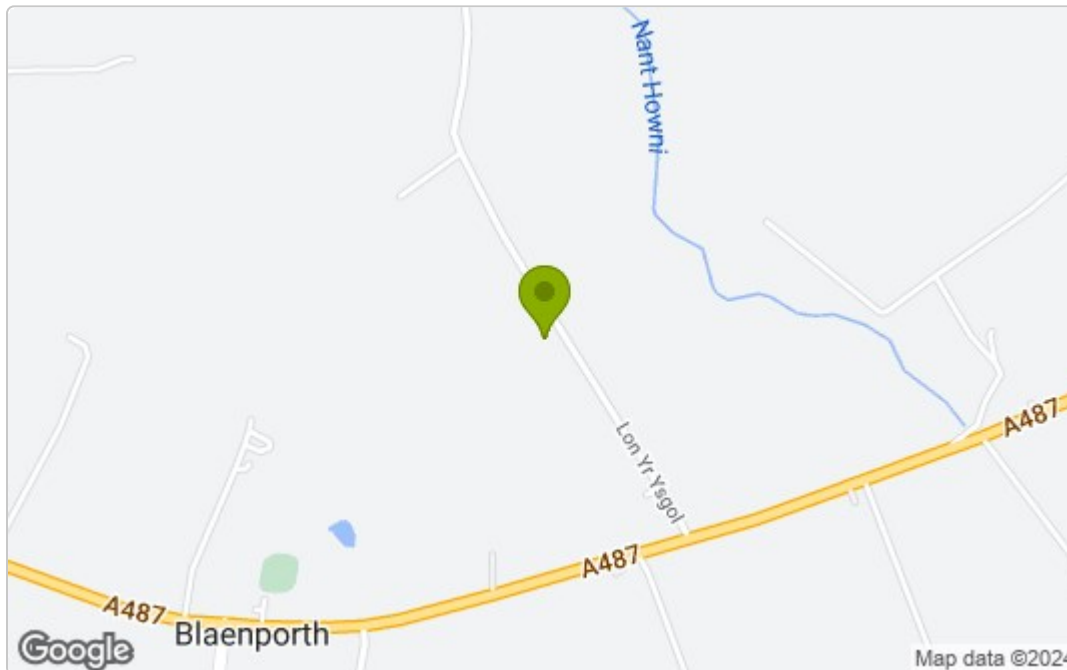
Vodafone. Voice - Limited & Data - Limited

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.

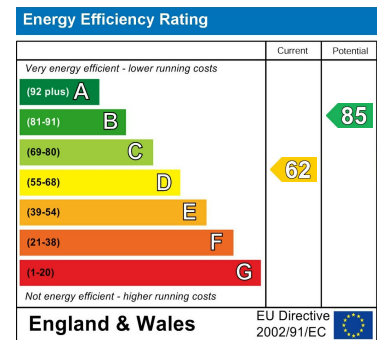
Floor Plan



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.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com