



Trecernydd , Glanrhyd, SA43 3PD

£450,000

An exciting opportunity to acquire a residential smallholding, extending to around 21 acres or thereabouts, situated in a rural location on the outskirts of Glanrhyd, just a short distance from Cardigan Town. The property requires some modernisation and the accommodation currently comprises; Living Room, Kitchen, Three Bedrooms and a Shower Room. In addition to the land, externally, the property benefits from good sized gardens surrounding the property and a range of useful outbuildings.

Situation

Trecermydd is situated within a half a mile or so of the B4582 Nevern to Glanrhyd Council Maintained District Road.

The Hamlet of Glanrhyd is within a mile and a half or so of the Property and the well-known Market Town of Cardigan is some 5 miles or so North East.

Cardigan being close by has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafés, Takeaways, Art Galleries, an Cinema/Theatre, Supermarkets and a Cottage Hospital.

The North Pembrokeshire Coastline at Ceibwr Bay is within 3 miles or so and also close by are the other well-known sandy beaches and coves at Poppit Sands, Mwnt, Aberporth, Newport Sands, The Parrog, Cwm, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod and Aberbach.

The well-known Coastal Town of Newport is some 6 miles or so South West and has the benefit of several Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Hotels, Restaurants, Cafés, Takeaways, Art Galleries etc. etc.

Glazed Upvc door opens to:-

Living Room



Wood burning stove with exposed stone wall, exposed beams, electric storage heater, wall lights, 2 Upvc double glazed windows to the front. Door leading to:-

Kitchen



Having a range of wall and base units with stainless steel sink and drainer unit, space for electric cooker, wall mounted plate rack, tiled splashback, exposed beams,

electric storage heater, exposed stone walls, void and plumbing for washing machine, Upvc double glazed window, Upvc double glazed door to the outside.

Inner Hallway



Loft access, night storage heater, Upvc double glazed window, doors leading to:-

Bedroom One



Upvc double glazed windows to the front and rear, night storage heater.

Bedroom Two



Upvc double glazed window, night storage heater.

Bedroom Three



Upvc double glazed window, night storage heater.

Shower Room



Low flush WC, pedestal hand wash basin, shower area with electric shower, tiled walls, Velux roof window, wall mounted heater.

The Land

The Land concerned extends to 21.43 Acres in total of which there is approximately 19.11 Acres of clean Pasture Land whilst the remaining 2.32 Acres is Woodland.

Utilities & Services

Heating Source: Night storage heaters

Services:

Electric: Mains

Water: Mains

Drainage: Private

PV Solar Panels installed.

Local Authority: Pembrokeshire County Council

Council Tax: Band D

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///handyman.buggy.trudges

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 standard broadband available, with speeds up to 0.8mbps upload and 6mbps 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

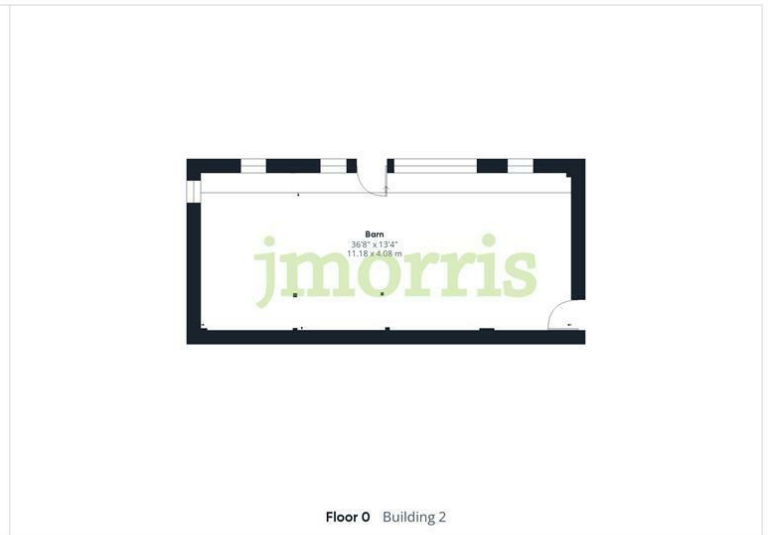
Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - Limited

Vodafone. Voice - Limited & Data - None

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

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