



Delfan , Cwmsychpant, SA40 9XL

£355,000

A three bedroom smallholding extending to 3.75 acres or thereabouts situated about 6 miles from the university town of Lampeter and 3.5 miles to Llanybydder. The bungalow would benefit from some modernisation, but offers accommodation comprising: porch, hall, living/dining room, kitchen, rear lobby/boot room, three bedrooms and a family bathroom. Externally, there is useful garage/workshop or could be converted to stables, and particularly attractive level, clean land divided into two paddocks, the whole enjoying far reaching views countryside views from all sides.



### Location

The property is attractively positioned in an elevated position enjoying far reaching views over the valley to the front and is convenient to the popular Teifi valley market village of Llanybydder renowned for its livestock market and providing a good range of everyday facilities including shops, doctors surgery, chemist, public houses etc. Also some 6 miles from the university town of Lampeter providing a wider range of everyday facilities. The property is located just off the A475 Lampeter to Newcastle Emlyn roadway and within easy driving distance of the Ceredigion heritage coastline.

### Entrance Porch

### Hall

Storage cupboard, doors to:-

### Living Room



Tiled fireplace with electric fire, radiator, dual aspect windows to the front and rear, door to:-

### Kitchen/Dining Room



Having a range of wall and base units incorporating single drainer sink unit, electric cooker point, oil fired Rayburn range, door to:-

### Rear Porch/Boot Room

Side entrance door, tiled flooring.

### Inner Hallway

Storage cupboard off, access to loft.

### Bedroom One



Front window, radiator.

### Bedroom Two



Front window, radiator.

### Bedroom Three



Rear window, radiator.

### Bathroom



With bath, hand wash basin and WC.

## Externally



The property is accompanied by a useful Garage/Workshop range divided into 3 rooms.

The property is set in mature gardens and ground with gravel parking areas.

## Garage/Workshop Range

## The Land



To the front of the property are 2 level dry pasture paddocks being productive in nature and in all approximately we understand 3.75 acres.

## Utilities & Services

Heating Source: Oil fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band D

What3words: ///model.fruity.crabmeat

## 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 1mbps upload and 16mbps 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 - None & Data - None

Three Voice - None & Data - None

O2 Voice - Limited & Data - None

Vodafone. Voice - None & 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.



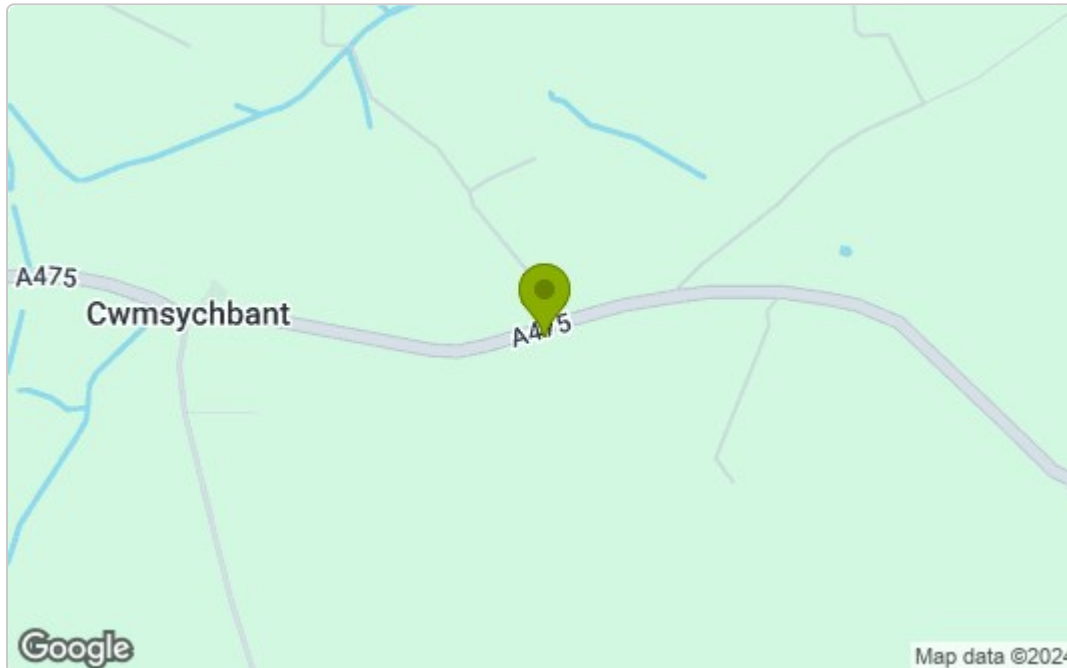




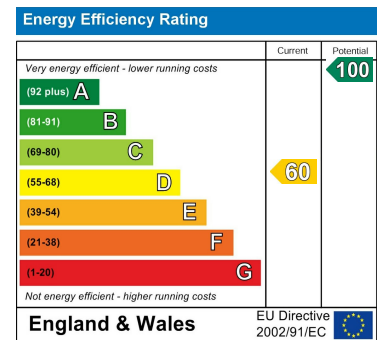
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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