

Cwm Llydrew , Rhydlewis, SA44 5ST

£450,000

A modernised and refurbished four bedroom smallholding with land extending to four acres or thereabouts, just ten minutes from the golden sands of Penbryn are a hidden gem on the Ceredigion coast. The property has been refurbished throughout offering the perfect blend between modern day living, yet retaining characterful features. The accommodation briefly comprises: Canopy Porch, Open Plan Living/Kitchen/Dining, Inner Hall, Cloakroom/W.C. Utility Room and Conservatory/Boot Room. The first floor offers Four Bedrooms and a Spacious and Modern Bathroom. Externally, there is a good sized yard/parking area with double garage/stable, basement storage, polytunnel, chicken run/enclosure, gardens and grounds. The property benefits from a newly installed oil tank, CCTV system and Mobile Satellite Broadband.

Canopy Porch

uPVC stable door with courtesy light, opens to:

Open Plan Living/Kitchen/Dining



A fantastic space combining both characterful features with a blend of modern comforts and fittings.

Living Room



Dual aspect uPVC double glazed windows, multi fuel burner set on a slate hearth with wooden mantle over, exposed stone work, tiled flooring, hardwired heat/carbon monoxide detector.

Kitchen/Dining



A recently installed kitchen with a range of base cabinets with complimentary worktop surface over, 'butler' sink with pullout mixer tap, integrated dishwasher, tall fridge and freezer. Two larder cupboards, pan drawer units, wine rack, breakfast bar. Rayburn Supreme providing cooking, heat and hot water, electric hob.. Recessed spot lights, tiled flooring, under stairs storage cupboard, feature fire place with multi fuel burner set on a slate hearth with exposed stone wall. Dual aspect uPVC double glazed windows. Hardwired heat/carbon monoxide detector.

Inner Hall

uPVC double glazed door to the side, tiled flooring, door to:

Cloakroom/W.C



Low flush toilet, vanity unit with handwashing basin, tiled flooring, uPVC double glazed windows, extractor fan.

Utility Room



Fitted with a range of base cabinets with worktop surface and matching upstand. Inset 1.5 bowl sink with drainer and mixer tap. Built in electric oven and grill, void and plumbing for washing machine, wall mounted electric heater, tiled flooring, recessed lighting, extractor fan, hardwired heat detector. uPVC double glazed windows.

Boot Room/Conservatory

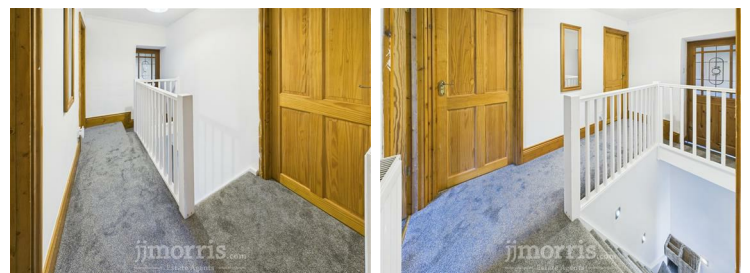


uPVC construction with double glazed windows and a polycarbonate roof, double doors to the rear, tiled flooring.

Stairs rise to the first floor with wall sunken courtesy lights leads to:

First Floor

Landing



Loft access, hardwired smoke alarm, doors to:

Bedroom One



uPVC double glazed window to the front, radiator.

Bedroom Two



uPVC double glazed window to the front, radiator.

Bedroom Three

uPVC double glazed window to the side, radiator.

Bedroom Four

uPVC double glazed window to the front, radiator.

Family Bathroom



A recently fitted, modern, four piece bathroom suite comprising panel bath with mixer tap and shower attachment, walk in shower with glass screen, aqua panel walls, rainfall shower head, handheld attachment. Vanity unit with handwashing basin, matching concealed cistern and w.c. Recessed lighting, extractor fan, wall mounted illuminated mirror with Bluetooth connection, tow heated towel rails, wood grain vinyl flooring (LVT). Built in airing cupboard housing the hot water cylinder and slatted shelving.

Externally

The property is approached via a shared driveway (owned by this property) with just one neighbour. The yard is gated, with parking and hard standing. Slate flagged steps lead to the front of the property, which has a decorative gravel area, which extends around the side of the property. There you will find a newly installed, bunded oil storage tank. This area extends to the rear of the property to a

lawned area. The garden is predominantly lawned with mature shrubs and bushes, along with a variety of trees, including several productive apple trees. There are two wooden log stores.

Double Garage/Stabling



Of wooden construction with a pitched Onduline roof, set on a concrete base. Light and power connected with security lighting and external socket, two double doors to the front, pedestrian door to the side, windows to the rear.

Polytunnel



Recently installed 36ft x 14ft polytunnel with electric and water connected. Central pathways with raised staging and composted planting areas.

Chicken/Animal Enclosure

Wooden animal housing with nesting boxes and automated and timed chicken door, enclosed chicken run, with covered netted roof.

Basement

With light and power connected.

The Land

Divided into four paddocks, well fenced with gated access from both the road and yard/driveway. Water is available. Two field shelters are also included, 6ft x 6ft and 12ft x 8ft.

Utilities & Services

Heating Source: Oil fired central heating.

Services:

Electric: Mains

Water: Private Well

Drainage: Septic Tank.

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band E

What3Words: ///perform.dunk.yoga

Under the Estate Agents Act 1979, we are obliged to inform you that the owner of this property is related to an employee of JJ Morris.

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 broadband available, with speeds up to 1mbps upload and 3mbps 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.

This property has Mobile Broadband with a Satellite Receiver through EE installed, with speeds 95Mbps.

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 - None

Vodafone. Voice - None & Data - None

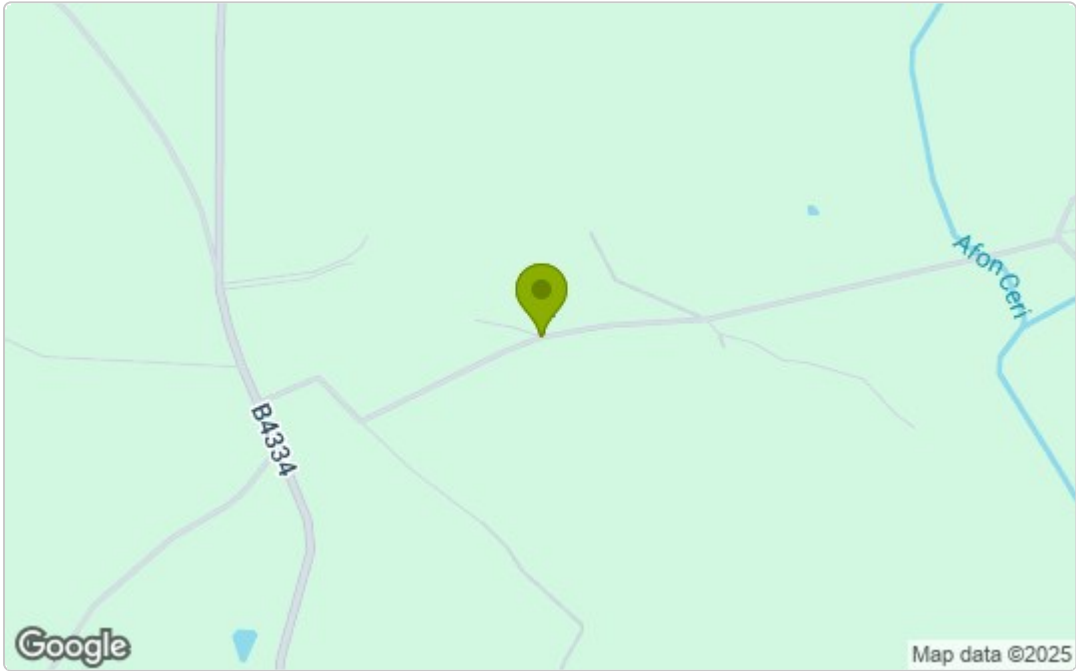
Results are predictions and not a guarantee. Actual services available may be different from results and may be

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.

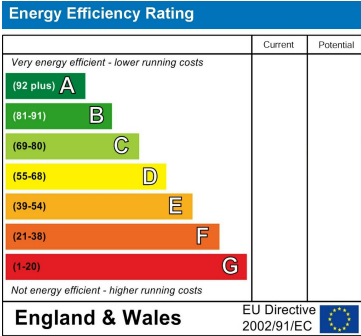
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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