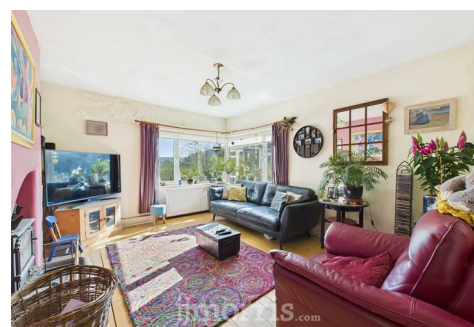




Y Gaer , Cwm Cou, SA38 9PR

£750,000

An exciting opportunity to purchase a farm extending to some 60 acres or thereabouts in the rural community of Cwm Cou, just a short distance between the market towns of Cardigan and Newcastle Emlyn. The property comprises: hall, living room, kitchen/diner, conservatory, boot room, three ground floor bedrooms, bathroom, two first floor bedrooms and a w.c. There a range of useful buildings and land extending to 60 acres.

****Viewing strictly by appointment****

Upvc glazed double door opens to:-

Hall

Stripped pine flooring, radiator, opening to:-

Living Area

Dual aspect Upvc double glazed windows overlooking the garden, stripped pine flooring, radiator, feature fireplace with inset woodburning stove set on a slate hearth, radiator, coved ceiling.

Kitchen/Dining Room

Having a range of wall and base units with inset stainless steel sink, drainer and mixer tap, slot-in electric oven with extractor fan over, void and plumbing for dishwasher, tiled flooring and walls, storage cupboard, space for fridge/freezer, space for dining table, Upvc double glazed window to the side, Upvc double glazed patio doors to:-

Conservatory

Upvc double glazed units set on a dwarf with polycarbonate roof, French doors lead out to the rear garden, tiled flooring.

Utility Room

Worktop space with void below for washing machine, Worcester oil-fired central heating boiler, Upvc double glazed window, tile effect flooring, Upvc double glazed door to the rear.

Returning to the Hall, doors lead to:-

Bedroom One

Upvc double glazed window to the front, stripped pine flooring.

Bedroom Two

Upvc double glazed window to the side, radiator, stripped pine flooring.

Bedroom Three

Upvc double glazed window to the front, stripped pine flooring, radiator.

Bathroom

Corner bath with shower and screen over, built-in vanity units with handwash basin and work surface, concealed cistern and low flush WC, heated towel rail, tiled flooring, tiled walls, Upvc double glazed window.

FIRST FLOOR

Landing

Velux window to the front, radiator, eaves storage.

Master Bedroom

Upvc double glazed window to the side, radiator, eaves storage, Velux window, recessed spotlights.

Bedroom Five

Upvc double glazed window to the side, Velux roof window, stripped pine flooring, radiator.

WC

Low flush WC, vanity unit with handwash basin over, heated towel rail, exposed floorboards, Velux roof window and eaves storage.

Externally

The Land

Buildings

Utilities & Services

Heating Source: Oil-fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Septic Tank

Local Authority: Ceredigion County Council

Council Tax: Band D

Tenure: Freehold and available with vacant possession upon completion.

What3Words: ///clattered.scrap.grounded

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 0.7mbps 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

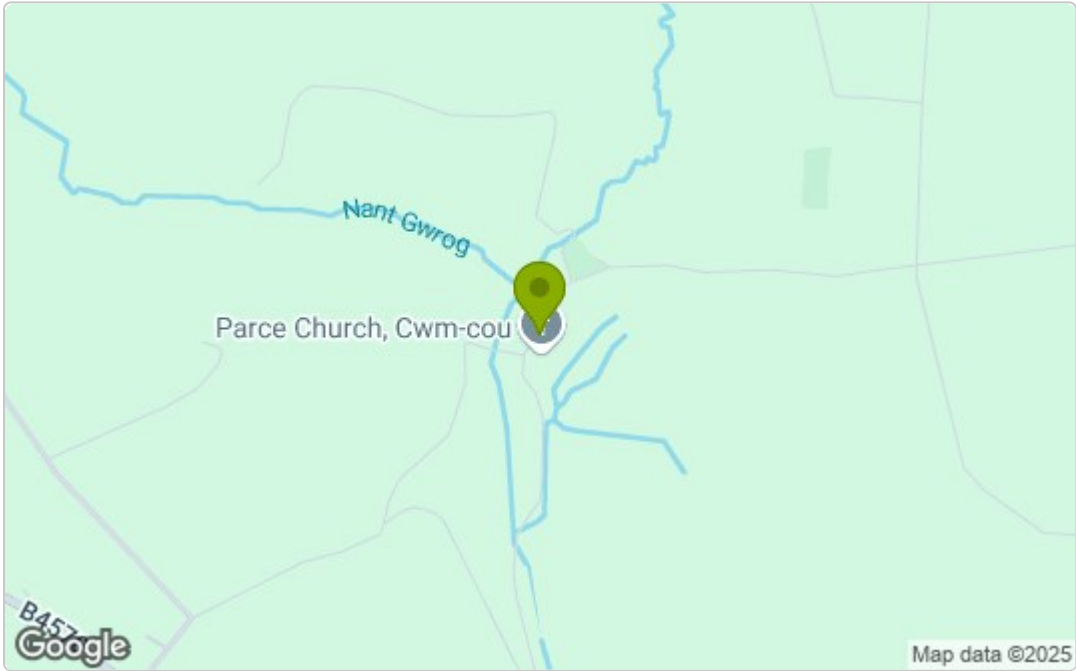
EE Voice - None & Data - None
Three Voice - None & Data - None
O2 Voice - Limited & Data - None
Vodafone. Voice - None & Data - None

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](https://www.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.

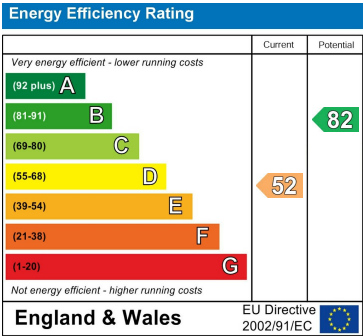
Floor Plan



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.