



Brynarberth , Llangoedmor, SA43 2LP

£475,000

A 6.96 acre smallholding situated in a rural, yet convenient situation in Llangoedmor, on the outskirts of Cardigan. The property does require some modernisation, but provides an ideal opportunity to purchase a smallholding with stabling. The property briefly comprises: Hall, Study, Living room, Kitchen, Laundry Room and W.C. To the first floor there are Three Bedrooms and a Family Bathroom.

Front Hallway

Wooden Door to, Vinyl Tile Floor, Radiator

Sitting Room / Office

Carpet Floor, UPVC Window, Radiator, Feature Fire Place

WC

W.C, Wash Basin, Radiator, Part Tiled Walls

Living Room / Diner

Log Burner, UPVC Windows, Wooden Beamed Ceiling

Utility

Tiled Floor, Radiator, Windows, Sky Light, Stable Door, Work Top Space with allocated White Goods Space

Kitchen

Tiled Floor, Work Top Space with complimentary Storage Units, Stainless Steel Double Sink, Windows, Sky Light, Pantry with built in Storage Shelves

Landing

Window, doors to:

Bathroom

Wooden Effect Vinal Floor, Radiator, Bath Tub, Shower, W/C, Wash Basin, Window, Stone Wall

Bedroom One

UPVC Window, Radiator, Wooden Panel Ceiling

Bedroom Two

Wooden Floor, Radiator, UPVC Window, Wooden Panel Ceiling

Bedroom Three

Window, Radiator

Garage

Work Top Units, Storage Shelves

Externally

The external grounds of the property are both extensive and well-appointed. To the rear, a secluded garden, ideal for outdoor leisure and entertaining. To the side of the house, a mature orchard adds both charm and seasonal interest to the setting. Additionally, the property benefits from a well-maintained stable block, catering to equestrian pursuits, and a substantial Dutch barn providing versatile space for storage, agricultural use, or potential further development (subject to any necessary consents).

Utilities & Services

Heating Source: Oil-fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Cesspit

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band D

What3Words: ///remaking.bedrooms.hiding

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 0.6mbps upload and 5mbps 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 - 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.

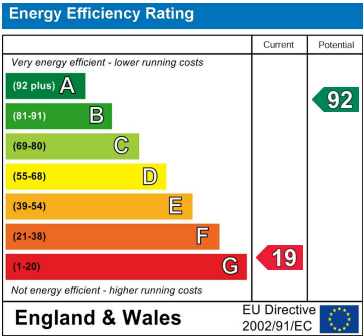
Floor Plan



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