

EVANS BROS.

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Delfan Cwmsychpant, Llanybydder, Ceredigion, SA40 9XL

Offers Invited £375,000

3.75 acre Smallholding with good quality land

Delightfully situated in an elevated position with far reaching views, a well positioned smallholding with an improvable detached 3 bedroom bungalow together with useful garage/workshop or could be converted to stables, and particularly attractive level land clean land divided in to 2 paddocks, the whole enjoying far reaching views being some 6 miles from Lampeter.

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 Llanbydder 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.

Description



A detached bungalow residence we are informed constructed some 30 years ago, in need some sympathetic improvement but an ideal opportunity for somebody to acquire an affordable smallholding. The property has the benefit of uPVC double glazing and oil fired central heating with recently installed external combination boiler, provides the following accommodation;

Front Entrance Porch

To

Hallway

Door to storage cupboard

Living Room

12'8 x 12'5 max overall inc fireplace (3.86m x 3.78m max overall inc fireplace)



Picture windows to front and rear, door to

Kitchen/Dining Room

14'10 x 8'2 (4.52m x 2.49m)



With base units incorporating single drainer sink unit, electric cooker point, oil fired Rayburn range, door to

Rear Porch

6'8 x 6'2 (2.03m x 1.88m)



Side entrance door.

Bedroom 2

11'6 x 9' (3.51m x 2.74m)



Front window, radiator.

Inner Hallway



Storage cupboard off, access to loft.

Rear Bedroom 3

11'4 x 8' (3.45m x 2.44m)



Rear window, radiator

Bedroom 1

12'2 x 9' (3.71m x 2.74m)



Front window, radiator

Bathroom

Having bath, wash hand basin and wc

Externally

The property is accompanied by a useful Garage/Workshop Range divided into 3 room.

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

Garage/Workshop Range



Garage Area

14'2 x 15'5 (4.32m x 4.70m)



Initial Workshop Area

13'1 x 15'5 (3.99m x 4.70m)

Including cloakroom with wc

Further Workshop

1'5 x 15' (0.43m x 4.57m)

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.

Services

We are informed the property benefits from connection to mains water, mains electricity, private drainage, oil fired central heating

Council Tax Band D

We understand the property is Council Tax Band D and the Council Tax payable for 2022 / 2023 financial year is £1777

Directions

What3Words: model.fruity.crabmeat



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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