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Alltrodyn Bungalow Capel Dewi, Llandysul, SA44 4PS

Offers In The Region Of £750,000

Superbly situated 24 acre equestrian property with a substantial 4/5 bed, 2 bath country bungalow together with a superb range of stabling, modern barn, round pen, feature lake and static caravan used for letting income. Entry to the property affords a view that has a 'wow' factor which is across the paddock lake and meadows and on down to the River Clettwr.

LOCATION



The property is superbly located in private secluded surroundings, yet not being remote just off the B4459 Rhydownen to Capel Dewi roadway in mid Ceredigion. The property has a particularly attractive aspect with the residence overlooking the lake and lands which run down to the river and with a further attractive vista over a pretty wooded valley.

The property is convenient to a number of attractive traditional Teifi valley market towns including Llanybydder, Lampeter, Llandysul and Newcastle Emlyn being some 20 minutes inland from the Ceredigion heritage coastline and also convenient to the larger town of Carmarthen.

DESCRIPTION



A particularly appealing property comprising of a substantially built bungalow residence with the benefit of oil fired central heating and offering well proportioned up to 5 bedroomed, 2 bathroomed accommodation. The property also has the benefit of 3 reception rooms making the possibility of multi generational occupation. The property affords more particularly the following comfortable accommodation -

COVERED VERANDAH leading to - ()



SITTING ROOM

11'11" x 14'9" (3.64 x 4.5)



With tiled floor, feature corner fireplace having wood burning stove.

SEPARATE LIVING ROOM

11'11" x 15'11" (3.64 x 4.86)



Again with feature fireplace having a marble surround, front fully glazed picture window with 2 side opening doors, double opening doors with views over meadows and lake from sitting room to -

DINING ROOM

9'10" x 9'10" (3 x 3')



With French door to rear, dado rail

LARGE KITCHEN/BREAKFAST ROOM

18'11" x 8'10" (5.79 x 2.71)



having an extensive range of fitted kitchen units at base and wall level incorporating sink unit, recessed range with cooker hood over, 2 side windows, large front window.

BREAKFAST AREA



With attractive views overlooking the lake and lands

REAR UTILITY ROOM

12'7" x 7'1" (3.85 x 2.16)

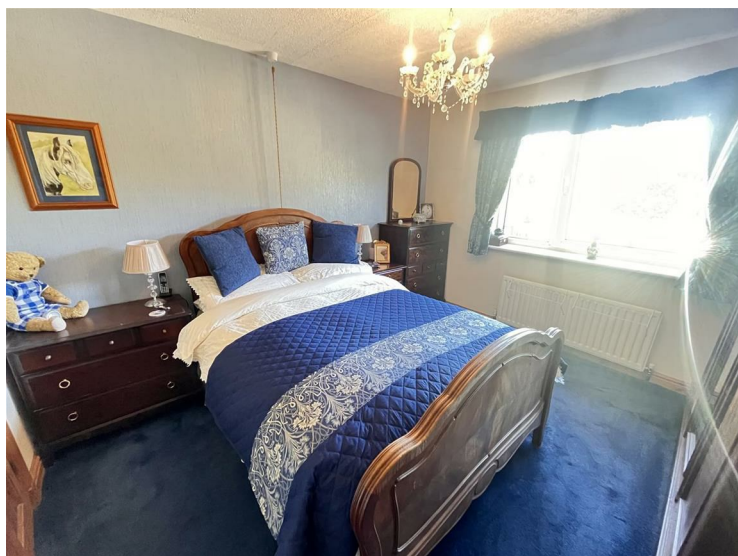


Useful room with again extensive storage units, rear entrance door

INNER HALL

MASTER BEDROOM

10'9" x 11'11" (3.3 x 3.64)



Front window enjoying views over meadows and lake

ENSUITE SHOWER ROOM



Having shower, wash hand basin and w.c.

BEDROOM 2

11'1" x 6'8" (3.4 x 2.04)



Rear window

BEDROOM 3

12'0" x 9'11" (3.68 x 3.04)



BEDROOM 4

9'11" x 11'11" (3.03 x 3.64)



STABLES



purpose built stable block with 'U' shaped 6 stable boxes having central covered saddling and washdown area with mains electricity and lightning.

MAIN BATHROOM



Having roll top bath, separate shower cubicle, wash hand basin, toilet, rear window

BEDROOM 5/OFFICE

11'11" x 9'11" (3.65 x 3.04)

Rear window

EXTERNALLY



The property is attractively approached via a gated entrance to ample parking and turning areas, attached Garage and adjacent ornamental Koi pond. Mature well stocked attractive easily maintained flower beds and lawned areas.

BARN



general purpose workshop 60' x 30' with mains electricity and lighting.

CARAVAN



Enclosed within the grounds, set away from the main house and overlooking the lake and meadows, is a static Caravan that has income potential for holidays. It is serviced with mains water and electricity and its own Septic tank drainage. Ideal, perhaps for the creation of a Glamping / Camping site to provide a potential income generation. (Subject to consent)

THE LAND



A particular feature of this property is the attractive land being mainly level productive pasture land with the central lake running down to the river Clettwr through which the current vendors hold annual equine driving events which everybody enjoys running through the river as a particular challenge! The whole enjoys an attractive location nestling in a pretty wooded valley.

SERVICES

We are informed the property benefits from connection to mains water, mains electricity, private drainage. Oil fired Central heating fitted with a recent modern Boiler providing hot water and radiators to all rooms. Fibre optic Broadband is fitted.

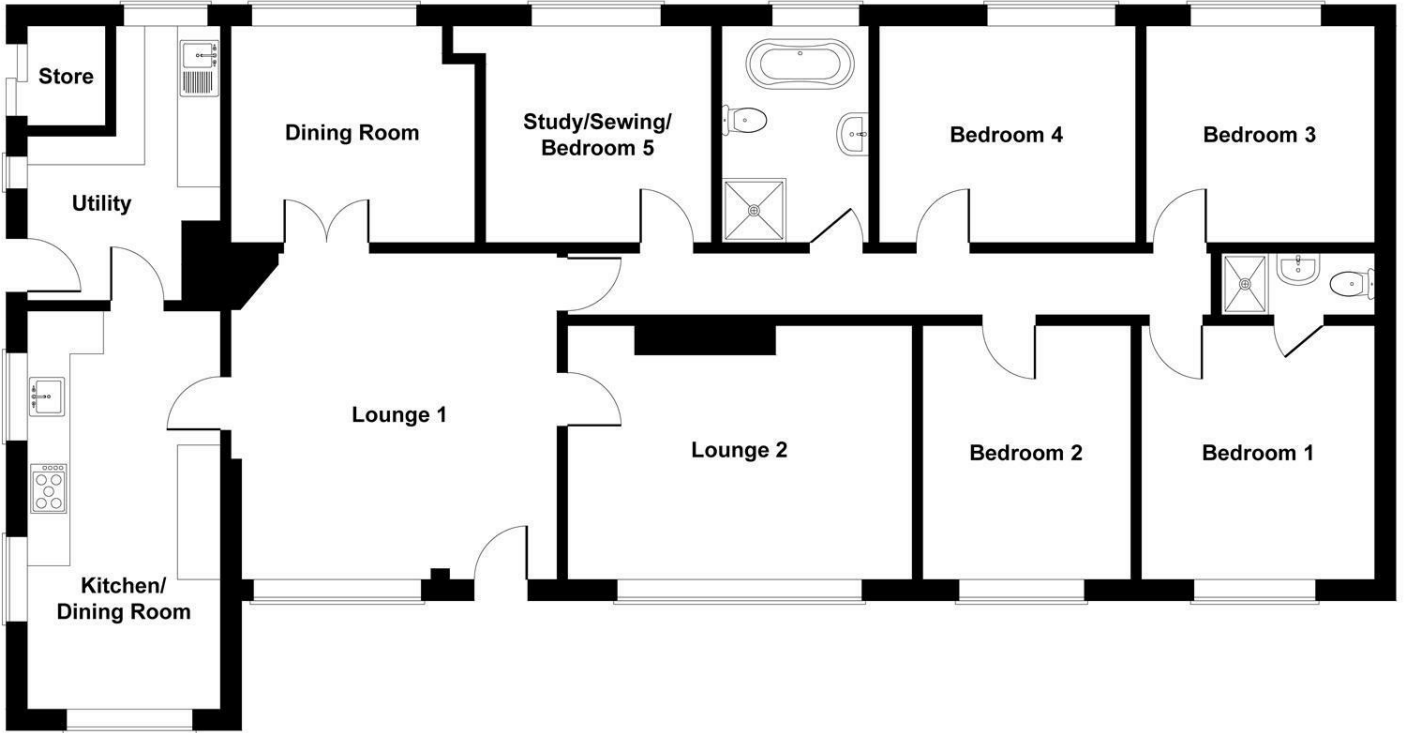
DIRECTIONS

Take the A475 out of Lampeter towards Newcastle Emlyn, continue to the village of Rhydowen turning left for Capel Dewi, continue along this lane for approximately a mile and the property can be found on the right hand side as identified by the agents for sale board.

COUNCIL TAX BAND - E

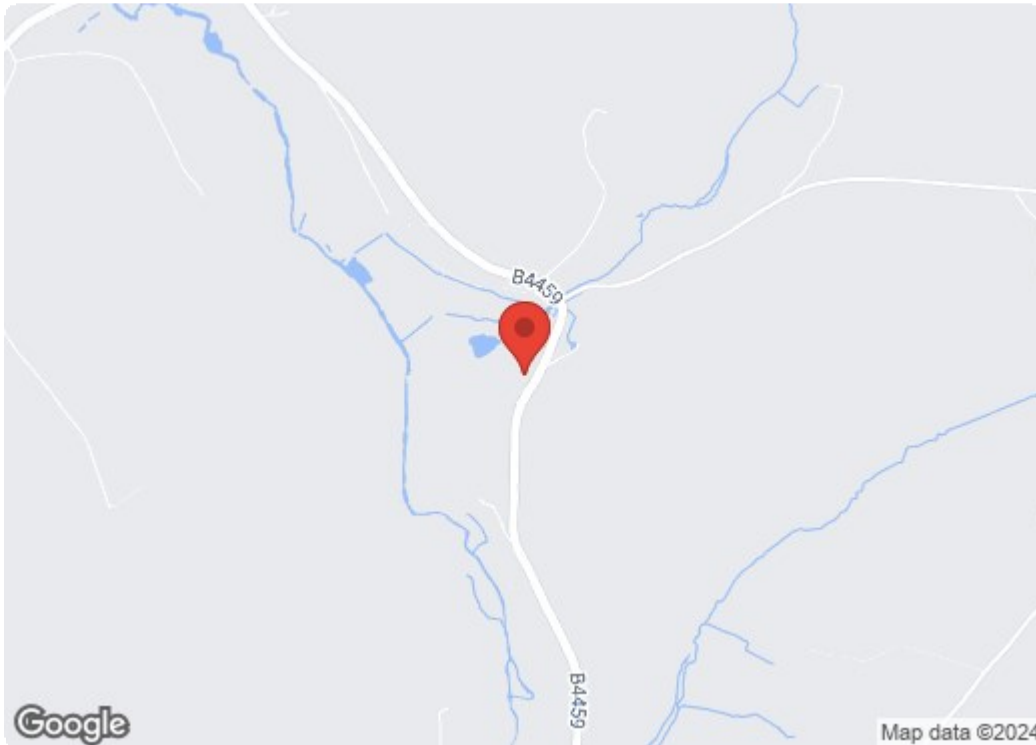
Amount payable: £2332 <http://www.mycounciltax.org.uk/>

Alltrodyn Bungalow Rhydowen



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) 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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