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## Maes y Bryn Newydd, Abermeurig, Lampeter, Ceredigion, SA48 8PL

**Guide Price £550,000**

A substantial country property with a modern dwelling being partially completed, originally designed as a main dwelling house and annex with the annex accommodation completed with potential to offer up to 6 bedrooomed accommodation having large rear conservatory, set in some 8.5 acres with an option of purchasing an adjoining 32 acres of Aeron valley pastureland in a sheltered valley setting that is located nearby - Guide Price £150,000

Please note - this property is subject to an Agricultural Occupancy Restriction.



## LOCATION



Positioned at the end of a council maintained no-through road in the mid reaches of the Aeron valley in an area locally known as Cwmcafan on the outskirts of the rural community of Abermeurig, approximately 1.5 miles from Talsarn, some 6 miles from Lampeter and 8 miles from Aberaeron.

## DESCRIPTION



A substantial property of traditional construction which was being constructed by the current vendor for their own occupation originally we believe with construction having been commenced in the 1990's. The property provides a substantial dwelling with immense potential to provide a large family home or indeed for sub-division into a main dwelling and annex and provides the opportunity of purchasers to complete the property to their specification.

The Annex section of the property is currently habitable and the property affords more particularly the following -

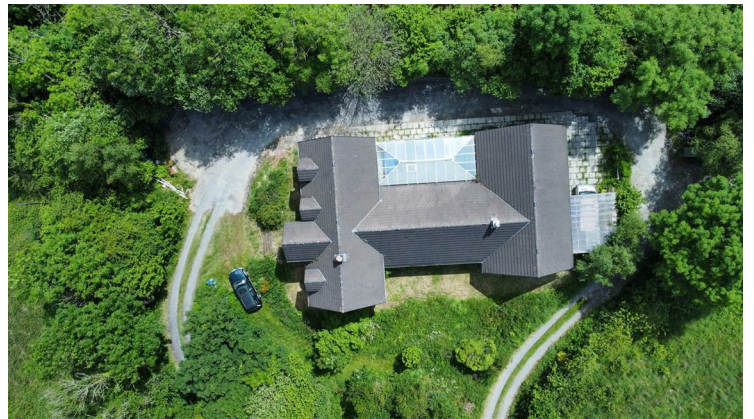
## REAR CONSERVATORY

33' x 14' (10.06m x 4.27m)



Doors to other rooms

## ANNEX ACCOMMODATION:-



This is accessed via its own entrance or via the conservatory and was originally designed to have a stairs from the kitchen to create rooms in the loft area over.

## KITCHEN (Annex)

25' x 11' (7.62m x 3.35m)



Tiled floor, range of fitted oak units at base and wall level incorporating a 5 ring hob, double oven, single drainer sink unit,



plumbing and space for automatic washing machine, integral fridge, radiator, artexed ceiling. Double doors in to main accommodation.

**SIDE HALLWAY (Annex)**

With separate entrance door

**BEDROOM 1 (Annex)**

13' x 11' (3.96m x 3.35m)



Radiator, side window, artexed ceiling

**BATHROOM (Annex)**

8' x 8' (2.44m x 2.44m)



With tiled floor and walls having a spa bath, electric shower, wash hand basin, toilet, door to storage cupboards, artexed ceiling

**LIVING ROOM (Annex)**

24' x 14' (7.32m x 4.27m)



A large room with double aspect windows, artexed ceiling, double doors in to main accommodation

**MAIN HOUSE ACCOMMODATION:-**



This is currently partly completed and used as part of the living accommodation but would really require completion to provide a separate unit.



**A COMPLETED LIVING ROOM (Main house)**

21' x 18' (6.40m x 5.49m)



Feature stone fireplace having a recently installed (hardly used) good quality Chilly Penguin wood burning stove, artexed ceiling, doors to rear conservatory, access to annex kitchen and annex living room

**DINING ROOM (Main house)**

14'1" x 13' (4.29m x 3.96m)



With patio doors, radiator, artexed ceiling

**NEXT SECTION OF ACCOMMODATION**

Has not been completed and requires plastering etc. This provides -

**MAIN HALL (Main house)**

26' x 8' overall (7.92m x 2.44m overall)

Double doors to -

**PROPOSED KITCHEN (Main House)**

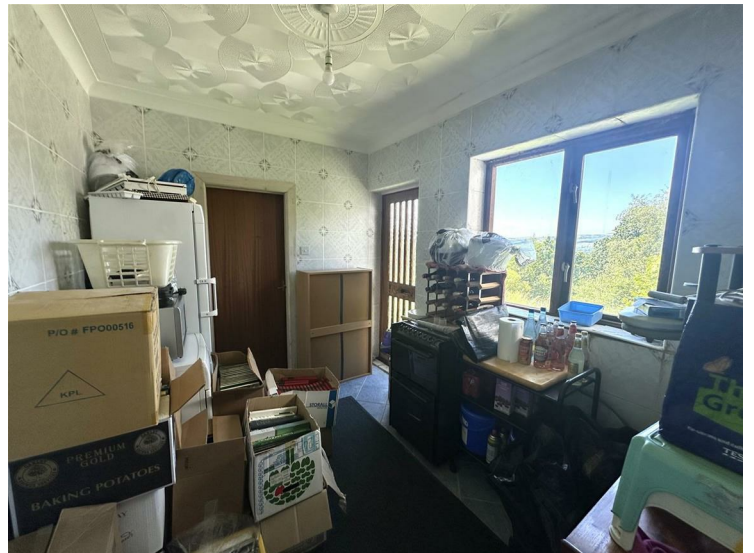
13' x 20' (3.96m x 6.10m)



Currently a workshop, triple aspect windows provision for flue to chimney.

**PROPOSED UTILITY ROOM (Main House)**

10' x 7'1" (3.05m x 2.16m)



Separate entrance door

**SPACE FOR CLOAKROOM**

7'1" x 3'1" (2.16m x 0.94m)

Currently used as a store room, plumbing for toilet

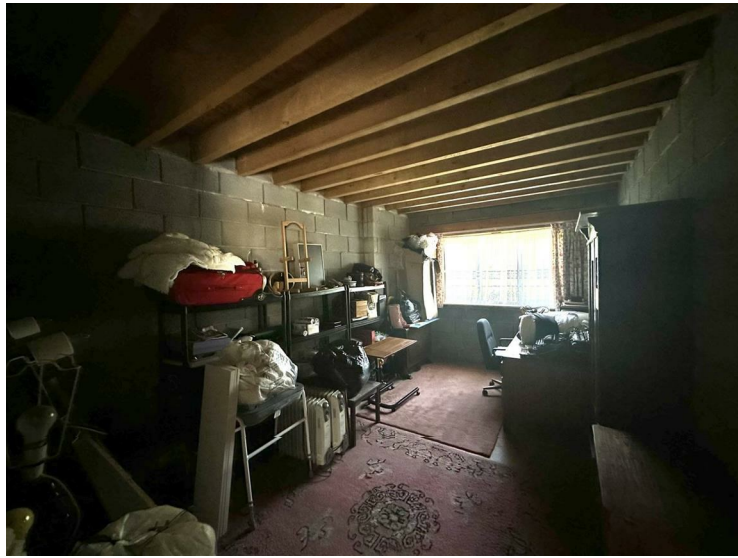
**INNER HALLWAY**

leading to -



**BEDROOM 1 (Mains house downstairs)**

16' x 10' (4.88m x 3.05m)



Currently used as an office and store room

**BEDROOM 2 (Main house downstairs)**

12'1" x 13'1" (3.68m x 3.99m)



**SHOWER ROOM (Main house downstairs)**

9' x 6' (2.74m x 1.83m)



This is complete and is designed to be a shower/wet room with wash hand basin, shower, toilet and heated towel rail, non slip flooring.

**STAIRS FROM MAIN HALLWAY to -**  
Spacious Landing

**FRONT BEDROOM 3 (Mains house upstairs)**

20' x 14' (6.10m x 4.27m)



Front and side windows

**REAR LANDING -**



### **BEDROOM 4 (Main house upstairs)**

10' x 13' (3.05m x 3.96m)



Side window

### **BEDROOM 5 (Main house upstairs)**

17' x 13'1" (5.18m x 3.99m)



Access to under eaves, rear and side window

### **LOFT AREA (Above annex)**

41 x 13 (12.50m x 3.96m)



A very large loft area which could be divided, is accessed via a central interconnecting loft area 33' long leading to a loft over the annex area currently with a provision allowed providing staircase from the annex kitchen to the accommodation. Dual aspect window front and rear. This currently houses the water filtration and hot water cylinders.

### **CELLAR**

There is further lower ground floor cellar accommodation access via steps down from the area under the main stairs to a lobby area, currently used as storage.

### **MAIN TILED CELLAR ROOM**

18'5" x 17'5" (5.61m x 5.31m)

This leads to further void areas with potential of creating further accommodation if required.

### **EXTERNALLY**



The property is approached via a council maintained roadway to private driveway surrounding the property, side car port.

### **PLANNING CONSENT**

The planning permission at Maesybryn Newydd is subject to an Agricultural Occupancy Restriction limiting the occupation of the dwelling to a person solely or mainly employed or last employed in the locality in agricultural as defined in section 290 (1) of the Town and Country Planning Act 1971, or in Forestry including any dependents of such a person residing with or a widow/widower of such person.



## THE LAND



Which is arranged to the rear of the property divided in to three paddocks being some 8.5 acres.

## SERVICES

The property is serviced via mains electricity. Private drainage, electrical heating.

The vendors have arranged for a borehole to be provided at the property for the water supply. This has not been completed as yet.

## OPTIONAL LAND



There is a further area of optional land known as Maesybryn Lands of some 31 acres being in a lovely sheltered valley location divided in to good sized paddocks having a stream frontage.

## BARN AND DWELLING



There is a detached concrete block barn together with a former dwelling believed last to have been occupied in the

1980's. We understand that when the new dwelling at Maeasybryn Newydd was constructed, planning consent allowed for the dwelling at Maesybryn to be removed. Guide Price: £150,000.

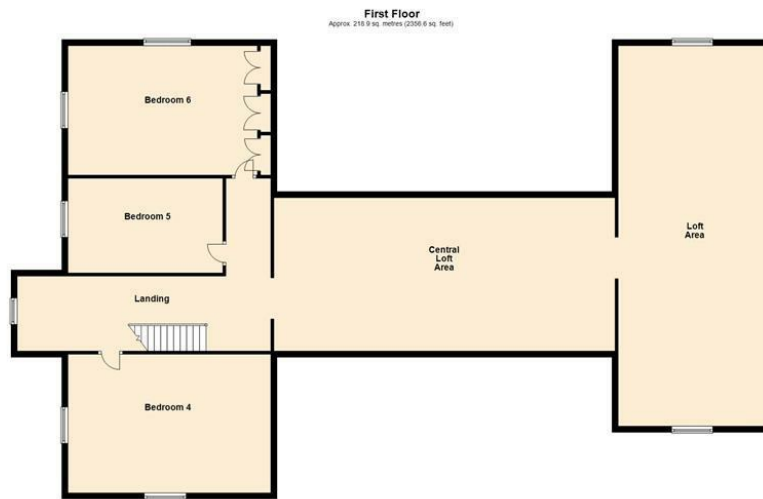
## DIRECTIONS



WHAT3WORDS: Broadens.Prawn.Protect

From Lampeter, take the A482 towards Aberaeron turning right onto the B4337 just after Creuddyn Bridge, continue down the hill taking the next right hand turning sign posted Abermeurig, proceed for approximately quarter of a mile take the 1st right hand turning and fork right again on to a no-through road, follow this over a former railway bridge, round the corner and the property can be found on the right hand side as identified by the agents for sale board.





Total area: approx. 518.9 sq. metres (5585.3 sq. feet)  
For information purposes only. Floor plan costs to total and measurements are approximate.  
 Plan produced using PlanItUp.

Maesybryn Newydd, Abermeurig, Lampeter



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	31	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

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

**England & Wales** EU Directive 2002/91/EC



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