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Gwynfa, Moylegrove – SA43 3BU

£750,000 Freehold

A refurbished and well presented Smallholding of around Four Acres with a Detached Stable Block providing an ideal equestrian opportunity. The accommodation is set across three floors and briefly comprises: Kitchen/Breakfast Room, Dining Room, Living Room with wood burning stove. To the first floor there are Four Bedrooms and a Family Bathroom with a Master Suite to the Second Floor. Externally, the property benefits from Parking, Detached Garage, Gardens and Four Acres of Land with a Detached Stable Block. Viewing highly recommended to appreciate the quality accommodation on offer.

Council Tax band: F

Tenure: Freehold



Situation

The property is situated on the outskirts of the traditional country village of Moylegrove and only 10 minutes' walk from Ceibwr Bay, owned by the National Trust, with a small pebbled beach and stream, dramatic rock formations and high cliff-top walks with fantastic views and chances to spot grey seals, dolphins and a variety of birds. The bay is a good setting off point for canoeing and kayaking and the famous coastal path can be easily accessed. There are numerous walks and bridleways around this lovely, unspoilt area, and larger seaside resorts are within easy driving distance, with Poppit Sands 4 miles or so and Newport Sands about 6 miles distant near the mystical Preseli Hills. The stunning town of Cardigan is about a 15 minute drive away and provides a range of local and national shops with fantastic restaurants, cafes and bars. Newcastle Emlyn is only 30 minutes drive away and is a delightful, historic, market town nestled within the stunningly beautiful Teifi Valley.



Entrance

Hardwood stable door opens to:-

Kitchen/Breakfast Room

Having a range of wall and base units, inset sink unit, worktop surfaces and matching upstands, Range style cooker with extractor fan over, inset microwave, bottle rack, under cupboard lighting, recessed spotlights, wooden flooring throughout, Upvc double glazed windows, radiator, opening to:-

Dining Room

Upvc double glazed window, stairs rising off, wooden flooring, radiator, recessed spotlights, under stair cupboard, opening to:-

Living Room

Upvc double glazed door to the garden, three Upvc double glazed windows, wooden flooring, log burning stove with slate hearth and and decorative mantle over. Two radiators, recessed spotlights.



FIRST FLOOR

Landing

Bedroom One

Dual aspect Upvc double glazed window front and side, radiator.

Bedroom Two

Dual aspect Upvc double glazed window front and side, radiator.





Bedroom Three

Upvc double glazed window to the rear, radiator.

Bedroom Four

Upvc double glazed window to the front, radiator.

Bathroom

Modern suite comprising walk-in shower with rainfall shower, low flush WC, bath, his 'n' hers sink units, tiled walls and floor, heated towel rail, recessed spotlights, extractor fan.

SECOND FLOOR

Master Suite

A light and airy room with vaulted ceilings and exposed "A" frame beams, dual aspect roof windows, exposed stone wall, eaves storage, radiator. Door to:

Ensuite

Low flush WC, pedestal hand wash basin, panel bath, heated towel rail, fully tiled walls and floor, spotlights.

Garage

With double doors, glazed window.

Boiler & Shower Room

Housing oil fired central heating boiler. W.C. Shower tray with electric shower over.

The Land

Extending to around 4 acres in total, well fenced laid to pasture land, ideal for keeping horses or livestock.



Detached Stable Block

Currently divided into two large stables with water feeders, tack room, with covered area on a concrete pad. The stables block lends itself to adaptations to suit a new owner.

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 both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 18mbps download and Superfast 19mbps upload and 76mbps 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- Yes & Data - Yes Three Voice - No & Data - No O2 Voice - No & Data - No Vodafone. Voice - No & Data - No 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.

Utilities & Services

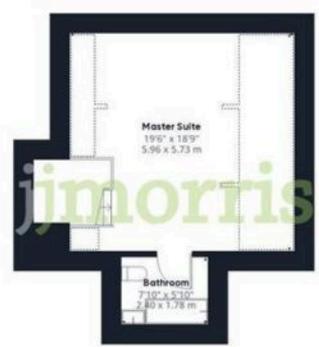
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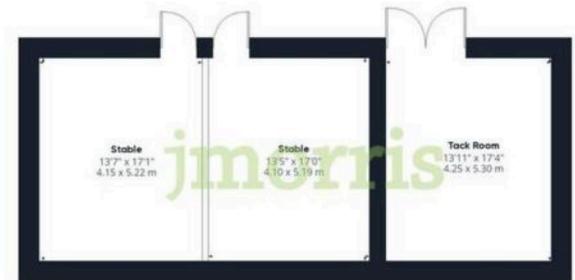
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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