



## Aber Bridge, Aberbanc – SA44 5NP

£549,950

A highly appointed smallholding situated in the hamlet of Aberbanc, just on the outskirts of Newcastle Emlyn. The property has been renovated to a high standard by the current owners, with improvements to include a new roof, new boiler, along with fittings such as the Kitchen and Bathrooms. The accommodation in brief, comprises: Spacious Kitchen/Diner. Living Room, Ground Floor Bathroom and Utility Room. There is an adjoining attached Annexe, which can be incorporated into the main accommodation of the property and is currently laid out as a Boot Room, which previously was a Bedroom, Inner Hallway, Living/Dining/Kitchen Area, Separate WC and Bathroom. The property benefits from 15 acres of pastureland and woodland, part of which has planning permission to build a house.

Council Tax band: D



### **Kitchen/Dining Room**

A well appointed and modern fitted kitchen comprising wall and base units with complimentary work surface over, inset sink unit, range style cooker with splashback and extractor fan over, built-in fridge and freezer, space for dining table, slate flooring, Upvc double glazed French doors leading to the rear, central island, recessed spotlights.

### **Living Room**

Dual aspect Upvc double glazed windows, focal fireplace with woodburning stove and wooden mantle over, slate slab flooring, wall light points, radiators, exposed beams. Stairs rising off.

### **Bathroom**

WC with concealed cistern, vanity unit with hand wash basin, curved bath with concealed taps, heated towel rail, tiled flooring and walls, Upvc double glazed windows to the rear and side, door through to:-

### **Utility Room**

Void and plumbing for washing machine, heated towel rail and radiator, tiled flooring and window.

### **FIRST FLOOR**

### **Landing**

Doors to:-





### **Bedroom One**

Dual aspect Upvc double glazed windows, vaulted ceiling with exposed beams, radiator.

### **Bedroom Two**

Upvc double glazed window to the front, Velux roof window to the rear, vaulted ceiling with exposed beams, radiator.

### **Shower Room**

Shower enclosure with electric shower, low flush WC, vanity unit with hand wash basin, Aqua panelled walls, Upvc double glazed window, radiator.

### **ANNEXE**

#### **Boot Room**

Upvc double glazed door to the rear, Upvc double glazed window. This room was previously utilised as a bedroom, however the current owners have put a stud wall in to provide a Boot Room. This could easily be reinstated should the need for an Annexe with a separate bedroom be essential.

#### **Inner Hallway**

Doors to:

#### **Shower Room**

Low flush WC, walk-in shower, Upvc double glazed window, vanity unit with marble top and basin.





### **Living/Kitchen/Dining Area**

Having a range of wall and base cabinets with complimentary worksurface over, inset electric oven, four ring electric hob, stainless steel sink unit, space for fridge, tiled splashback, dual aspect windows, radiators, door through to:-

### **Hall**

Stable door to the front, door to:-

### **WC**

Low flush WC, vanity unit with hand wash basin, Worcester oil fired boiler.

### **The Land**

The land includes a deciduous wood on a hillside, half an acre pond with perimeter path, trout streams and pastureland. The current owners have at considerable expense re-fenced the boundaries, providing useful paddocks and enclosures, stabling, vegetable garden with greenhouse, chicken coup and a lawned garden. There is excellent access from a quiet B road with plenty of turning/parking space. The land offers potential for numerous opportunities, subject to necessary planning consents.

### **Garage/Workshop**

Split into 2 uPVC door to the garage.





### **Planning Permission**

Planning approval under application number A05100 was granted by Ceredigion County Council for a detached house, plans are available for inspection.

### **Utilities & Services**

Heating Source: Oil fired central heating. Services: Electric: Mains Water: Mains Drainage: Mains Local Authority: Ceredigion County Council Council Tax: tbc Tenure: Freehold and available with vacant possession upon completion. What3Words: ///noble.summaries.licks

### **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 ultrafast broadband available, with speeds up to Standard 0.8mbps upload and 6mbps download and Superfast 220mbps upload and 1800mbps 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 - None & Data - None Three Voice - Limited & Data - Limited O2 Voice - Limited & Data - None Vodafone. Voice - Limited & Data - None 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.



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