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Bwlchyffin Llanfihangel-Ar-Arth, Pencader, SA39 9JR

Asking Price £430,000

An idyllic country living opportunity awaits with this appealing 3 double bedroomed bungalow set within approximately 2.5 acres of mature gardens, grounds and woodland, enviably positioned along a quiet country lane with no near neighbours, on the outskirts of the village of Llanfihangel-ar-Arth, the property offers a wonderful sense of peace, privacy and tranquillity. The accommodation includes a spacious living room with a welcoming woodburner and pleasant countryside views, whilst externally the property boasts an abundance of natural charm with established gardens, a productive vegetable patch, orchard, greenhouse and delightful woodland walks leading to a summerhouse, together with a picturesque stream boundary. Offering an increasingly sought-after opportunity for those aspiring to a more self-sufficient lifestyle, this is a truly appealing rural retreat, perfectly suited to those wishing to escape the hustle and bustle of everyday life and embrace the very best of country living.

** NO ONWARD CHAIN **

Location

The property is enviously situated on a quiet country lane with no near neighbours on the outskirts of the village of Llanfihangel-ar-Arth which is an attractive and traditional rural village pleasantly positioned within the beautiful Teifi Valley, close to the Carmarthenshire/Ceredigion border. Surrounded by rolling countryside, the village enjoys a peaceful rural setting whilst remaining conveniently placed for the nearby Teifi Valley town of Llandysul, which offers a good range of everyday amenities, shops, schooling, leisure facilities, public houses and services.

The area is particularly well suited to those seeking a quieter country lifestyle without being overly isolated, whilst the renowned Cardigan Bay coastline, with its picturesque seaside towns and sandy beaches, is also readily accessible.

Description

An idyllic country property enjoying a wonderfully peaceful and private setting with no near neighbours, offering an outstanding lifestyle opportunity for those seeking to escape the hustle and bustle of everyday life. The property comprises a detached 3 bedroomed bungalow providing spacious, comfortable and versatile accommodation, including three double bedrooms, a family bathroom and separate shower room. At the heart of the home is a generous open-plan living area with a welcoming wood-burning stove, creating a warm and inviting space for everyday living and entertaining. A dedicated study area enjoys delightful views over the surrounding countryside, providing an ideal setting for home working. The property further benefits from oil-fired central heating and uPVC double glazing, combining modern-day comforts with the tranquillity of rural living.

The property affords more particularly the following -

Front Entrance Door to -

Reception Hallway
with tiled flooring & access to loft

Storage Cupboard

Bedroom 1
15'8" x 10'8" (4.78m x 3.25m)

A spacious double bedroom with lovely views to the front of the property.

Kitchen / Diner
26'8" x 8'7" (8.13m x 2.62m)

A spacious kitchen / diner with a pleasant countryside outlook being part tiled with a good range of base & wall units, electric

cooker & hob with extractor hood over, oil fired Rayburn being an attractive feature, single drainer sink, tiled flooring & downlighting.

Rear Hallway
with rear entrance door

Shower Room

Being part tiled with electric 'Triton' shower, pedestal wash hand basin

WC

with pedestal wash hand basin

Utility Room
13'8" x 8'1 (4.17m x 2.46m)

A spacious utility space with base & wall units, single drainer sink, plumbing for automatic washing machine, space for a tumble dryer, storage cupboard housing the oil fired boiler & copper cylinder, tiled flooring & doors to -

Bathroom
12' x 8'3" (3.66m x 2.51m)

A spacious & light family bathroom with bath & walk-in shower enclosure with 'Triton' shower, WC, towel rail, wash hand basin with toiletries drawers below.

Living Room
23'5" x 13'5" (7.14m x 4.09m)

The living room of this property provides an ideal space to relax & unwind & has the benefit of a wood-burning stove on a slate hearth & an abundance of natural light along with pleasant country views.

Study
9'3" x 5'8" (2.82m x 1.73m)

with shelving, door to front & lovely country views.

Inner Hallway

Bedroom 2
11'4" x 10'3" (3.45m x 3.12m)

Bedroom 3
14'3" x 10'10" (4.34m x 3.30m)

Equally suitable as a hobby room, further living room or as a third bedroom, being to the furthest end of the property, with access to loft.

Externally

The property enjoys spacious gardens and grounds, creating a peaceful and private haven with particular appeal to those seeking a more self-sufficient lifestyle. The grounds are well suited to growing your own produce, featuring several greenhouses, a productive vegetable garden, established orchard and dedicated chicken run. A generous area of woodland provides a valuable source of firewood for the wood-burning stove, whilst a picturesque stream forms a natural boundary, offering a useful water source and a tranquil setting in which to relax and unwind. Altogether, the grounds provide an idyllic environment for those wishing to embrace country living, sustainability and a closer connection with nature with rolling countryside fields providing the perfect backdrop.

Garage / Workshop
24'3" x 18'4" (7.39m x 5.59m)

Being block built with double up and over doors providing a great space for storage or for those with DIY interests with work surfaces & electricity connected along with lean to's to the rear & side providing further work / storage space.

Woodstore & Shed

Greenhouse

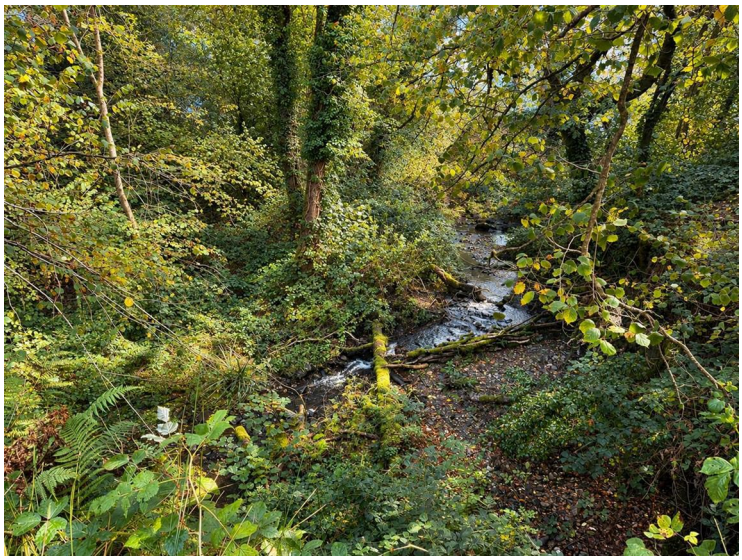
Pond

Summerhouse

Woodland

Vegetable Patch & Orchard

Stream Boundary



Services

We understand that the property is connected to mains water, mains electricity & private drainage. Oil fired central heating.

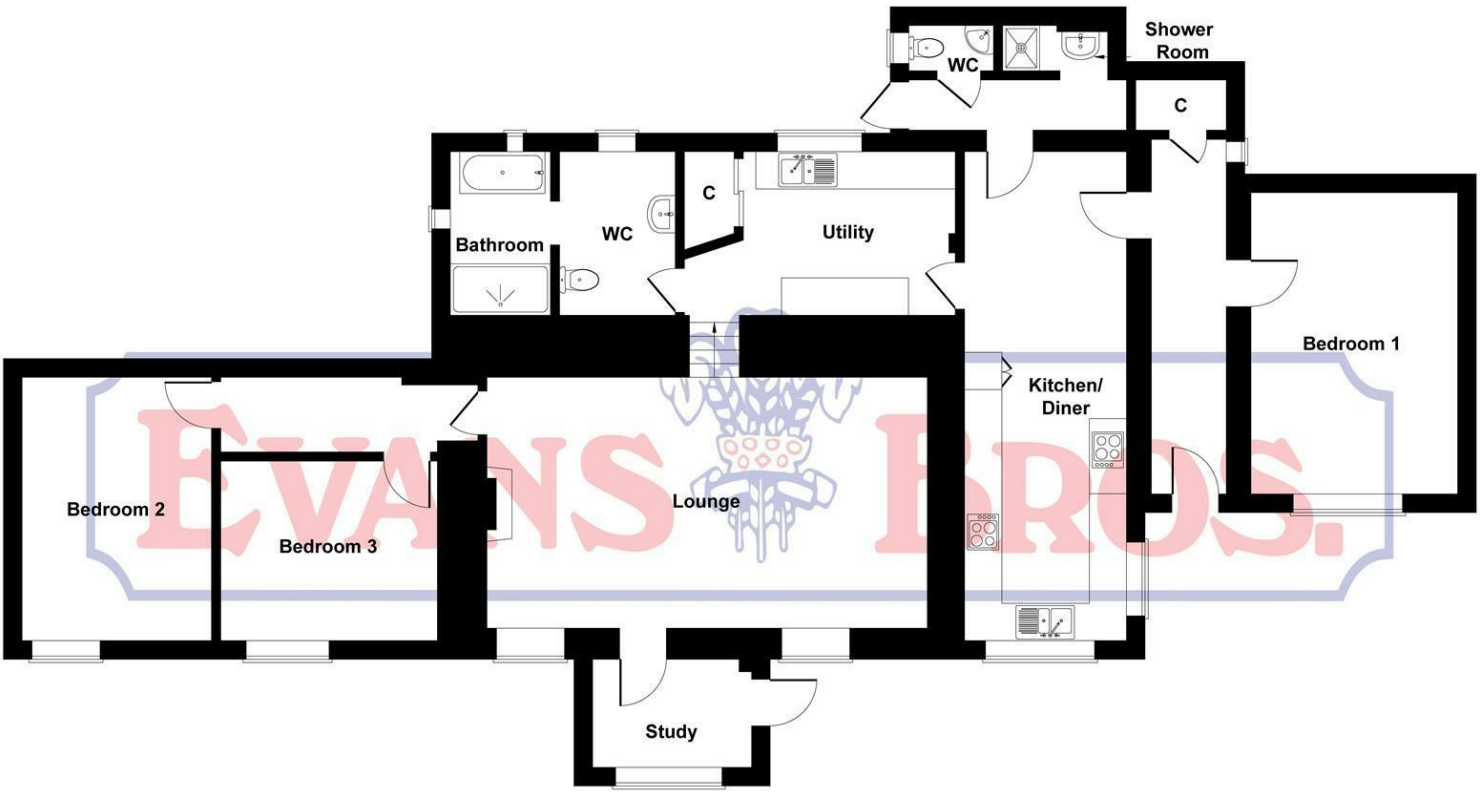
Council Tax Band 'E'

Directions

What3Words: inclined.slant.refutes

From the Llanfihangel-Ar-Arth crossroads, take the B4336 east towards Llanllwni, take the second left lane shortly after & continue down this road for a mile or so & you will come Bwlchyffin on your right hand side.

Bwlchyffin Llanfihangel-Ar-Arth, Pencader SA39 9JR



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.

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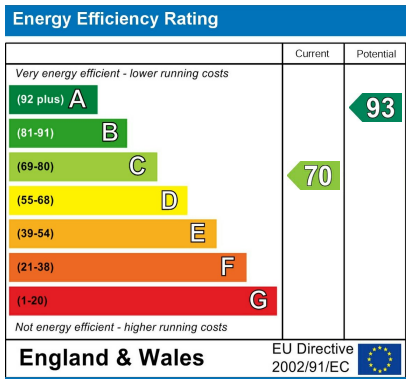

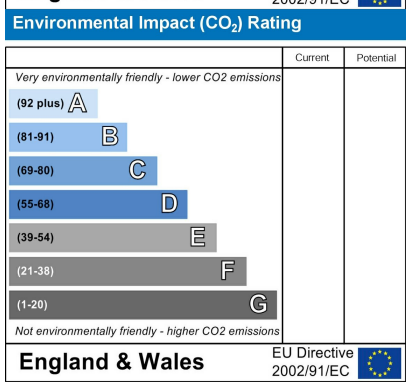

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