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Cwm Mawr Uchaf Cwrtnwydd, Llanybydder, Ceredigion, SA40 9YS

Offers Over £500,000

A DELIGHTFULLY POSITIONED SMALLHOLDING WITH A WELL PRESENTED, SPACIOUS, 3 BED BUNGALOW WITH TWO RECEPTION ROOMS. SET IN IMMACULATE GROUNDS WITH LAWN GARDENS ETC. USEFUL, MODERN AND TRADITIONAL OUTBUILDINGS (IDEAL FOR CONVERSION - SUBJECT TO PLANNING). CONVENIENT PASTURE PADDOCKS AND POND. A SUPERIOR HOLDING IN FIRST CLASS ORDER THROUGHOUT, MUST BE VIEWED TO BE FULLY APPRECIATED.

DESCRIPTION

The property comprises a modern detached bungalow residence of traditional cavity construction lying under a tiled roof, and benefits from oil fired central heating system and double glazing. The accommodation affords well presented and spacious accommodation throughout and provides as follows:- (Dimensions approx)

ENTRANCE HALLWAY



Entered via half glazed door to front with double glazed side panels, radiator.

LIVING ROOM

17'4" x 12'9" (5.28 x 3.89)



With an Attractive fireplace and surround with granite inset and hearth, bay window to front, radiator.

KITCHEN/ DINER

17'2" x 11'9" (5.23 x 3.58)



A lovely large room with enough room for all the family! Fitted with a range of base and eye level cupboards, granite worktop surfaces over, built-in stainless steel electric oven and 4 ring gas hob with chimney extractor hood over, single drainer sink unit with mixer tap, ceramic tiled floor, window to rear, oil fired central heating boiler, built-in airing cupboard with electric immersion heater, radiator, built-in fridge and dishwasher, door to utility room.

SUN LOUNGE

22'11" x 9'5" (6.99 x 2.87)



Most attractive room with windows to three sides and open vaulted ceiling, 2 radiators, timber flooring, double aspect windows, vaulted ceiling, Victorian style feature fireplace with granite inset and hearth incorporating coal effect electric fire, side exterior door, wall lighting.

UTILITY ROOM

10'5" x 8'5" (3.18 x 2.57)

Range of fitted base cupboards with granite worktop surfaces over, separate fitted worktop with granite surfaces, fridge space, plumbing and space for washing machine, rear exterior door, radiator, ceramic tiled flooring.

INNER HALLWAY

Leading to :-

BEDROOM 1

12'9" x 8'11" (3.89 x 2.72)



Window to front, radiator.

BEDROOM 2

13'0" x 12'10" (3.96 x 3.91)



radiator, window to front.

BEDROOM 3

11'10" x 9'9" (3.61 x 2.97)



window to rear, radiator.

BATHROOM

8'5" x 7'9" (2.57 x 2.36)



Modern suite comprising bath with shower attachment over with screen, low level flush WC, wash hand basin, heated towel rail, ceramic tiled floor, tiled walls, vanity cupboards with granite worktops, spotlighting.

EXTERNALLY



A particular feature of the property is the extensive mature grounds and gardens on offer with a tarmac based driveway, flanked with sweeping stone walls leading up to a forecourt area providing ample car parking / turning area.

SPACIOUS LAWNED GARDENS



surround the residence being well stocked with flower borders, conifers, tiered garden areas with bushes and trees.

PATIO AREA



GROUNDS



GARDEN STORE



with adjoining outside WC. With further :-

OUTBUILDINGS



The outbuildings which are conveniently situated nearby the homestead with one stone range having previously been used for light industrial use. The outbuildings comprise of both modern and traditional buildings with excellent conversion potential on offer, subject to the necessary planning consents required and comprise as follows.

MODERN BARN

68'0" x 14'10" (20.73 x 4.52)



Being steel framed with cladding, currently utilised for hay store with 2 stable boxes, power and light connected.

ADJOINING WORKSHOP

19'4" x 18'0" (5.89 x 5.49)

Power and light connected.

STONE BUILDING



Of traditional stone construction having previously having been used for light industrial use as a fireplace and granite workshop and showroom and currently provides -

FORMER SHOWROOM

25'0" x 14'1" (7.62 x 4.29)



Power and light connected.

OFFICE AREA

8'1" x 7'11" (2.46 x 2.41)

Radiator.

TWO WORKSHOP AREAS

62'2" x 15'1" (18.95 x 4.60)



Divided into 2 sections, power and light connected.

MODERN BARN

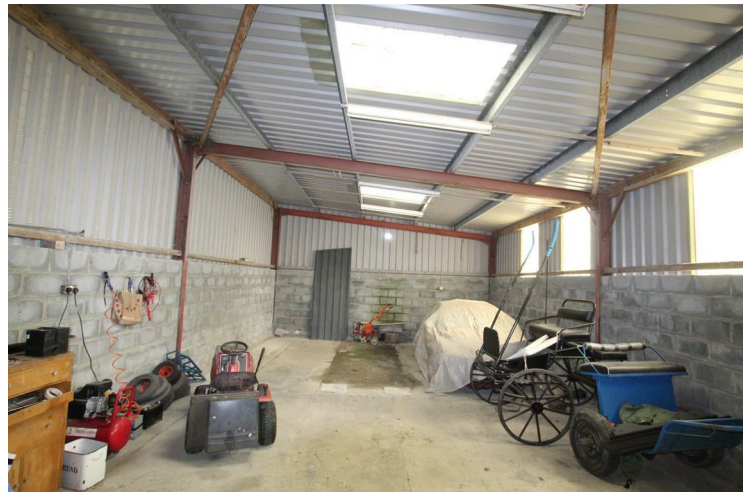
35'0" x 21'2" (10.67 x 6.45)



Steel framed and block construction with clad roof, power and light connected, being ideal for workshop purposes.

LEAN-TO BARN/STORE

21'2" x 17'8" (6.45 x 5.38)



Power and light connected.

LAND



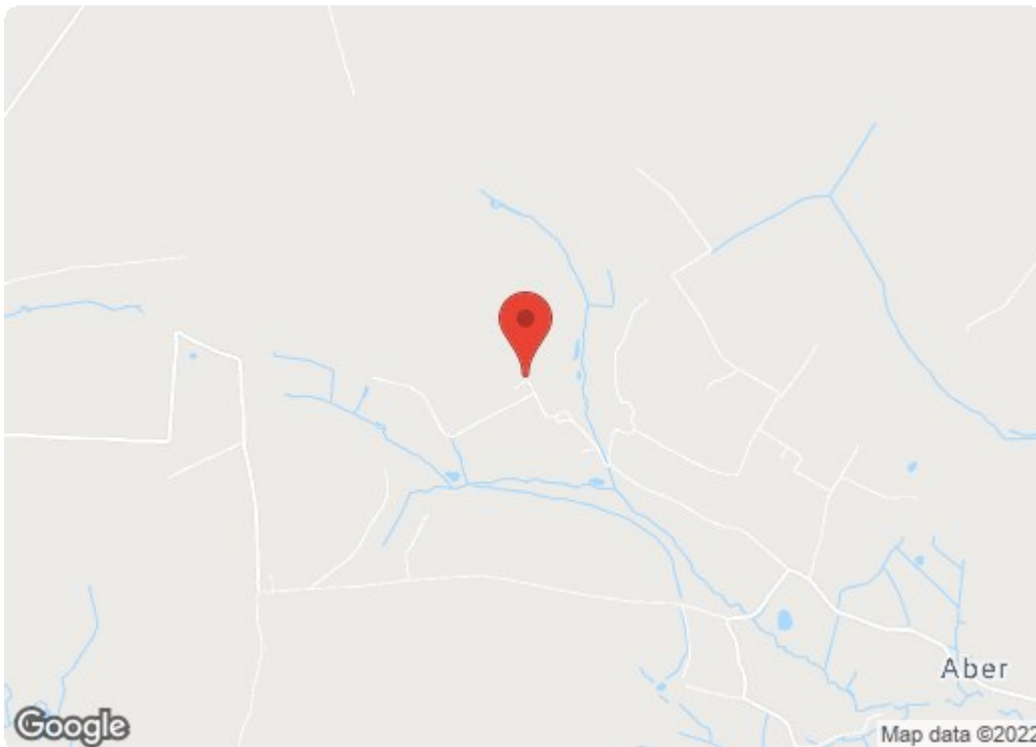
The land extends, we are informed, to approximately 5 acres which is arranged in one compact block divided into pasture paddocks being ideal for grazing, horses or sheep. Also included is an attractive wildlife pond, being stocked with carp, tench rudd etc, small river stream boundary at the bottom forming the boundary.

SERVICES

Mains electricity, private water with U V Filters etc. Private Drainage. Oil fired heating

DIRECTIONS

From Llanwnnen, proceed onto the A475 Lampeter - Newcastle Emlyn road. Proceed for 2 miles until you reach the Village of Drefach. Turn right, signposted Cwrtnewydd and carry on for a mile until you reach the Village. Proceed down through the Village to the bottom and take a left just after the bridge (between 2 houses) and go up the small lane. Continue for approximately 1.5 miles, passing 2 semi detached houses on your left and and the next junction, take a next right. Continue for further 0.3 miles and bear left which will you to the homestead.



| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | <div style="text-align: center;"> 85 66 </div> |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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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