

# EVANS BROS.

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**Gwelfryn Talgarreg, Talgarreg, Llandysul, Ceredigion, SA44 4XF**

**Guide Price £325,000**

An 8 acre smallholding with an improvable 3 bedroomed bungalow subject to a S106 rural enterprise dwelling occupancy agreement, together with a detached garage and two fields in a sheltered valley setting between Talgarreg, Synod Inn and Gorsgoch.

## Location



Set in a sheltered valley between the villages of Synod Inn, Talgarreg and Gorsgoch in rural surroundings. Approx 2.5 miles from the A487 leading to New Quay, Aberaeron and Cardigan and some 10 miles respectively from Lampeter and Llanybydder.

## Gwelfryn



The property is located on the Synod Inn to Gorsgoch roadway comprising of a detached 3 bedroom bungalow built in 1993 (we are informed) of timber frame construction with outer elevation in block work rendered. This is accompanied by a detached garage and grass curtilage. The accommodation has unfortunately been damaged by a burst pipe and is in need of refurbishment and repair.

## Porch

Leading to Hallway.

## Hallway

Radiator, telephone point.

## Living room

16' x 11' (4.88m x 3.35m)



Modern tiled fireplace, radiator. Front and side windows.

## Kitchen

16' x 9' (4.88m x 2.74m)



With base and wall units incorporating LPG hob, electric oven, 1 & 1/2 bowl sink unit, Oil fired Stanley range providing domestic hot water and central heating supplies together with cooking facilities.

## Utility Room

5'6" x 8' (1.68m x 2.44m)

With freezer space and plumbing for automatic washing machine. Rear entrance door.

## Inner hallway

With access to Airing Cupboard.

## Bedroom 1

10' x 9'10" (3.05m x 3.00m)



Radiator, front window.

## Bedroom 2

10' x 11' (3.05m x 3.35m)

Radiator, front window.

## Rear Bedroom 3

10' x 10' (3.05m x 3.05m)

Radiator.

## Bathroom



With shower, toilet, wash hand basin and radiator.

## Externally



The bungalow is positioned in a roadside location with access off a shared driveway leading to large Curtilage area with grassed gardens.

Please note the Caravan sited on the property is not included in the sale.

## Detached Garage

23'2" x 15' overall (7.06m x 4.57m overall)



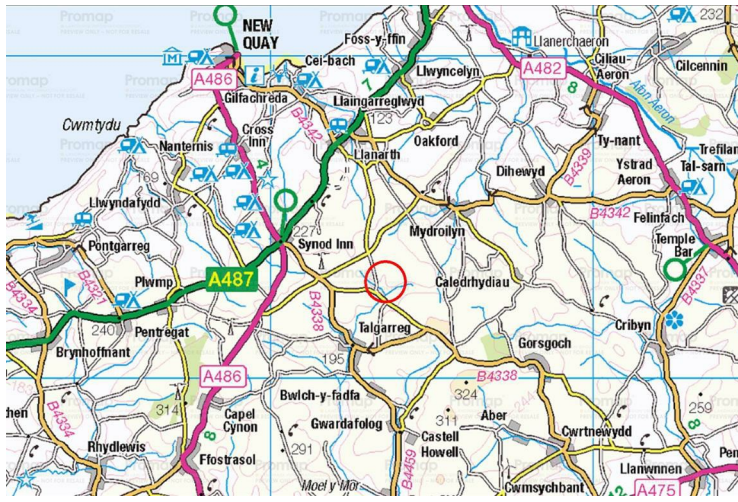
With part boarded loft area.

## The Land



The property comprises of 2 fields with roadside frontage and has an extensive curtilage area with ample parking.

## Directions



From Aberaeron take the A487 south to Synod Inn turning left and immediately left again towards Talgarreg and continue for approximately 1 mile and on the sharp right hand bend continue straight on towards Gorsgoch and on descending a hill continue down to the bottom of the hill and when you start climbing the other side there is an entrance on the left hand side as identified by the agents For Sale board.

## Services

Gwelfryn - We are advised it is connected to mains electricity, private water and drainage with oil-fired central heating by a Stanley range.

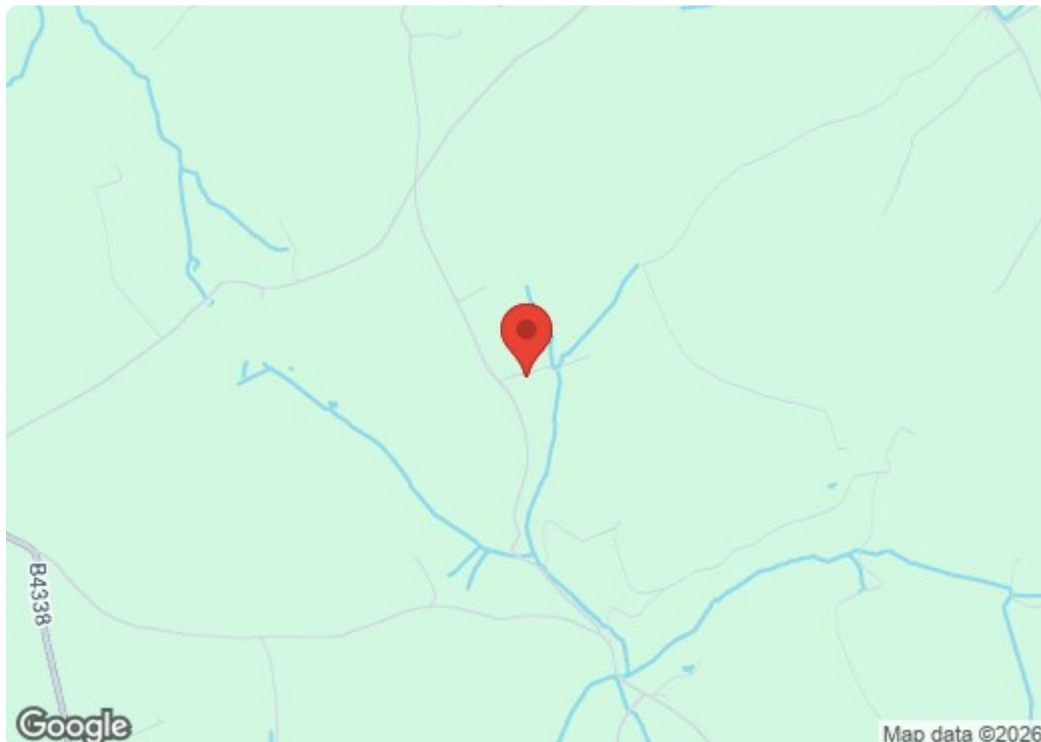
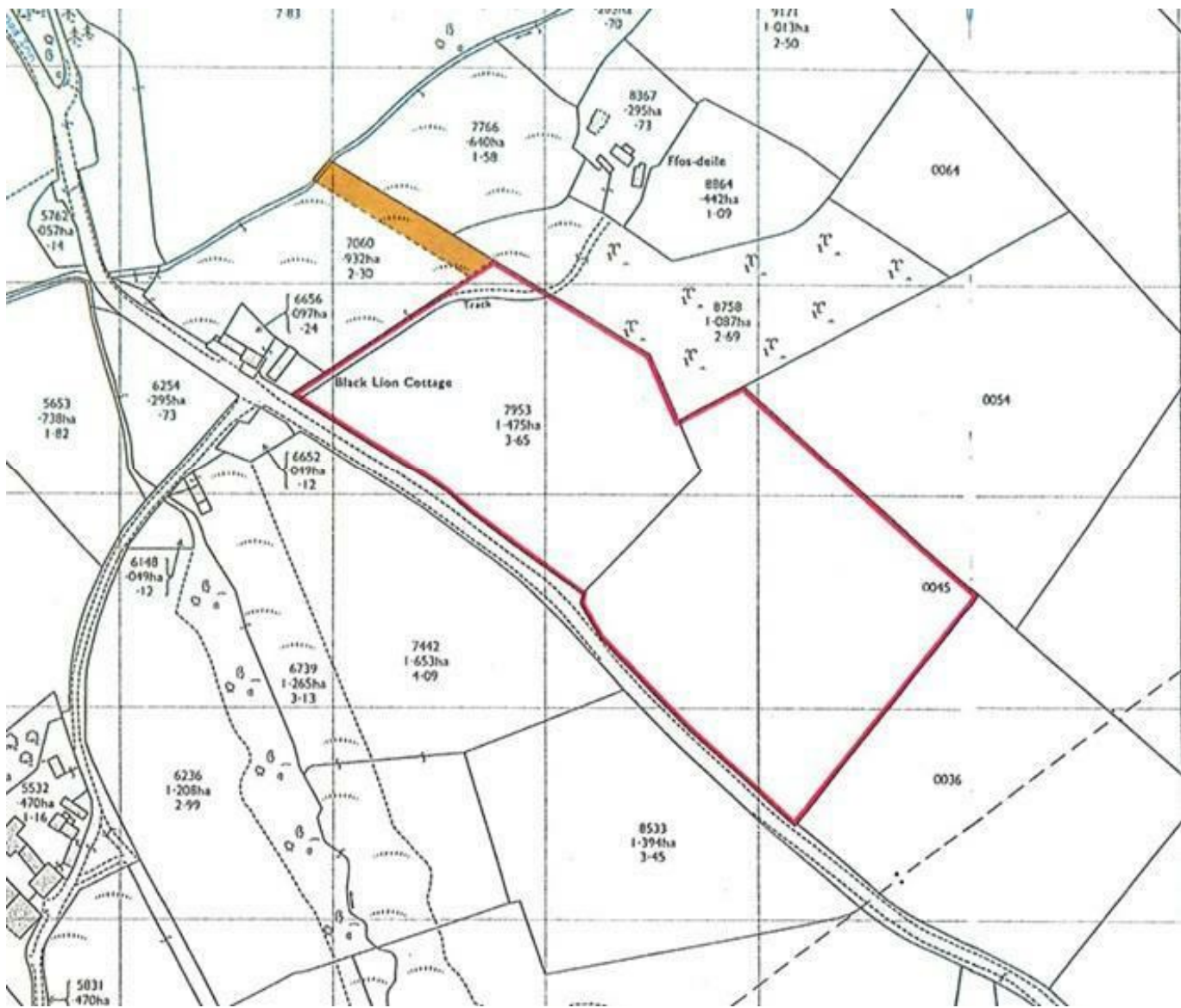
## Planning Consent

The property is subject to an occupancy restriction limiting its occupation to one of the following criteria:

- Solely or mainly working or last working on a rural enterprise in the locality where there is/was a defined functional need; or if it can be demonstrated that there are no such occupiers, to those:
- Who would be eligible for consideration for affordable housing under the local authority's housing policies; or if it can be demonstrated that there are no persons eligible for occupation under either (a) or (b);
- Widows, widowers or civil partners of the above and any resident dependants.

## EPC Gwelfryn





**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

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

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>100</b>
(81-91) <b>B</b>	<b>85</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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

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



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