



Aberarthen , Brongest, SA38 9EU

£575,000

A Four Bedroom Smallholding with land extending to 13.72 acres or thereabouts set in a tranquil position with far reaching views over the adjoining countryside. Accessed along a private track, the property has gardens as well as a traditional stone range which may provide an opportunity for conversion (STC). The accommodation comprises: living Room, kitchen/family/dining room, conservatory/porch, rear lobby and two useful stores, again, which may provide additional accommodation, if required (STC). The first floor has a large spacious landing, four bedrooms and a family bathroom.

Situation

Delightfully positioned in the rural community of Brongest with attractive countryside being only 3 miles north of the market town of Newcastle Emlyn, renowned for its boutique style shops and cafes and some 8 miles east of the county town and administrative centre of Cardigan and some 5 miles inland from the Ceredigion heritage coastline and sandy beaches of Aberporth and also convenient to a number of other towns including Aberaeron, Llandysul and Carmarthen to the south.

Living Room



A large room spanning the full width of the property with three uPVC windows, all of which benefit from far reaching views over its land and countryside beyond. Stone fire surround with wood burning stove, wall lights, coved ceiling, uPVC door to the front garden, two radiators, stairs rise to the first floor. Sliding door to:

Kitchen/Dining/Family Room



Having a range of wall and base units with complimentary work surface over, inset sink and drainer with mixer tap over, electric oven and hob, integrated dishwasher, space for fridge and freezer. Breakfast bar, Rayburn Royale which can also heat the domestic hot water. tiled flooring throughout, radiators. uPVC double glazed double doors leading to the enclosed garden. Door to:

Sun Room/Porch

uPVC double glazed windows, uPVC door, tiled walls and flooring.

Rear Lobby

Door to the covered carport, tiled flooring and walls. Doors to:

Store Room One

Store Room Two

FIRST FLOOR

Landing



A spacious landing which provides the potential to create a further bedroom/ensuite or study area if required, loft access. Airing cupboard housing hot water cylinder and shelving. Doors to:

Bedroom One



Dual aspect uPVC double glazed windows with far reaching views, radiator, built in wardrobe.

Bedroom Two



Dual aspect uPVC double glazed windows enjoying far reaching views, fitted wardrobes with mirror sliding doors, radiator.

Bedroom Three



uPVC double glazed window to the side, fitted wardrobes, radiator.

Bedroom Four



uPVC double glazed window with wonderful views, radiator.

Family Bathroom



A four piece suite comprising panel bath, pedestal hand wash basin, low flush w.c. Enclosed shower unit, tiled walls, radiator, heated towel rail, uPVC double glazed window.

Externally



Aberathen is approached via a track off a council lane. The property benefits from an attached carport for two vehicles and covered access to the main house. Adjacent to the property is a traditional stone range which may provide scope for conversion, subject to any consents required. Beyond there is useful animal enclosures, currently used for chickens, geese etc. To the side and fore of the property is an enclosed lawned garden.

Utilities & Services

Heating Source: Oil Central Heating

Services: Electric:

Electric: Mains

Water: Mains

Drainage: Soakaway

What3Words - ///spring.darting.wolves

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.

The Land



Overall extending to 13.72 acres (5.55 ha) or thereabouts.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard - 0.8mbps upload and 7mbps download, Superfast - 9mbps upload and 50mbps 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 - No & Data - No

Three Voice - No & Data - No

O2 Voice - No & Data - No

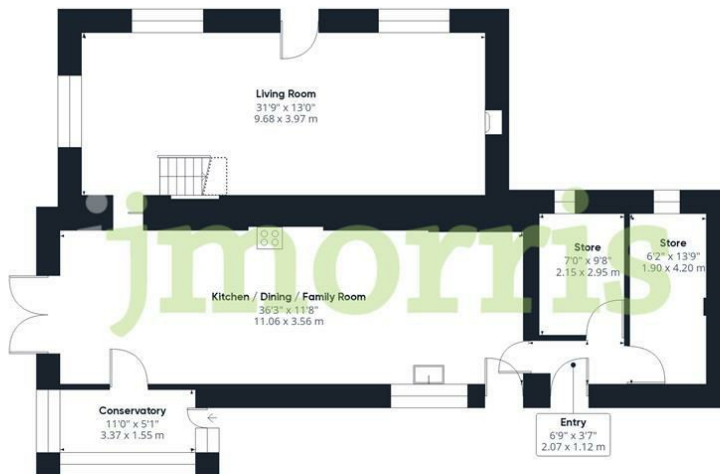
Vodafone. Voice - No & Data - No

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.

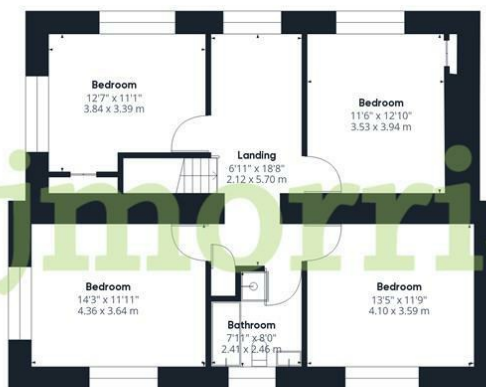




Floor Plan

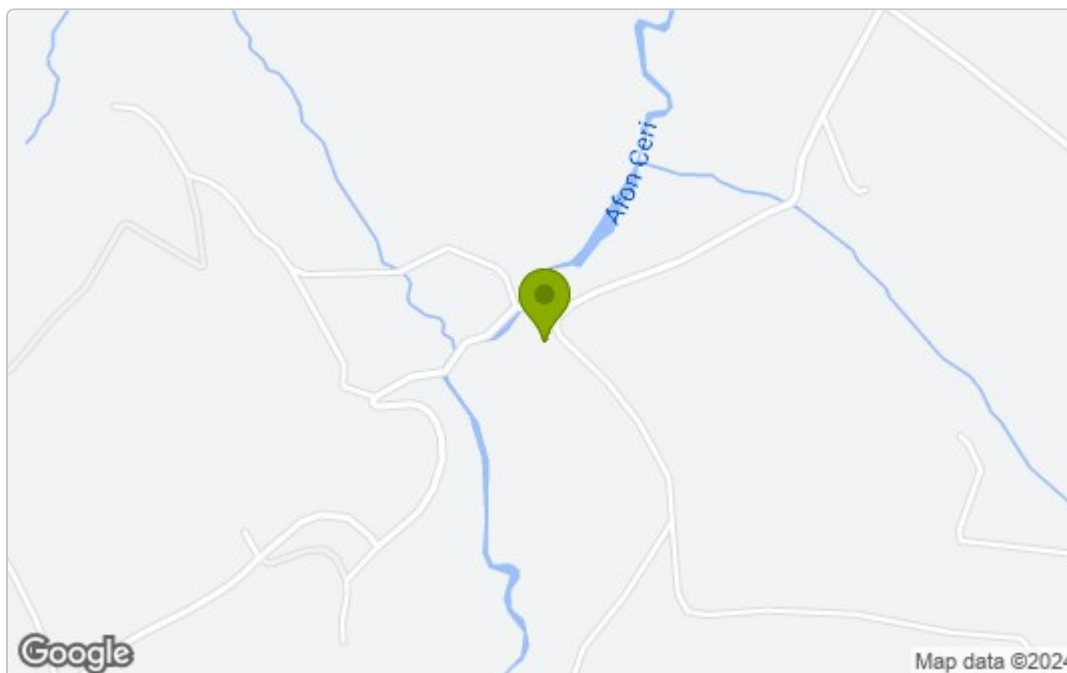


Floor 0

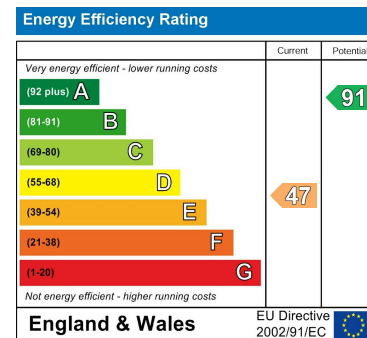


Floor 1

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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