



## New Georgia , Llanarth, SA47 0QT

£375,000

An improvable smallholding of around 10.12 acres or thereabouts (additional land maybe available), in a desirable location and may provide the potential for redevelopment, subject to the necessary consents. The current accommodation briefly comprises:

hall, snug, living room, kitchen/diner, utility and bathroom. To the first floor there are four good sized bedrooms.

Externally, the property is set back from the road along a private track, which opens up to the fore of the property giving access to a range of block built buildings and an open fronted garage, there are a range of dilapidated buildings, which may provide the scope for replacement, subject to any required consents. Overall, a rare and exciting opportunity, which is not to be missed.

ALSO AVAILABLE WITH 16.5 ACRES FOR £450,000



Glazed wooden door to:-

### Hall

Tiled floor, stairs rising off to first floor, under stairs cupboard.

### Snug



Window to the front, fireplace.

### Living Room



Dual aspect windows, tiled floor, exposed beams, stone fireplace, door to:-

### Kitchen



Having a range of wall and base units, sink unit, solid fuel Rayburn, exposed beams, tiled floor.

### Utility Room



Void and plumbing for washing machine, Upvc double glazed window to the side. Door to:-

### Bathroom



Panel bath, low flush WC, pedestal hand wash basin, shower enclosure with electric shower, Upvc double glazed window.

### FIRST FLOOR

#### Landing

Upvc double glazed window to the rear, loft access. Doors to:-

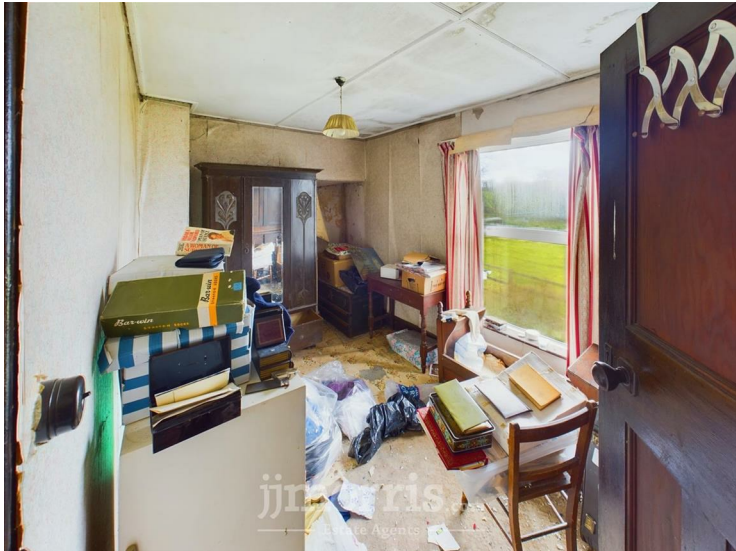


### Bedroom One



2 windows to the rear, decorative fireplace.

### Bedroom One



Window to the rear.

### Bedroom Two



Window to the front.

### Bedroom Four



Window to the rear.

### Externally



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### The Land



Extending to around 16.5 acres including the homestead with pasture and woodland, bordered by a stream.

### Utilities & Services

Heating Source: Solid fuel Rayburn

Services:

Electric: Mains

Water: Mains

Drainage: To be confirmed

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Ceredigion County Council

Council Tax: Band E

### **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 standard broadband available, with speeds up to 1mbps upload and 14mbps 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 - Yes & Data - Yes

Three Voice - Yes & Data - Yes

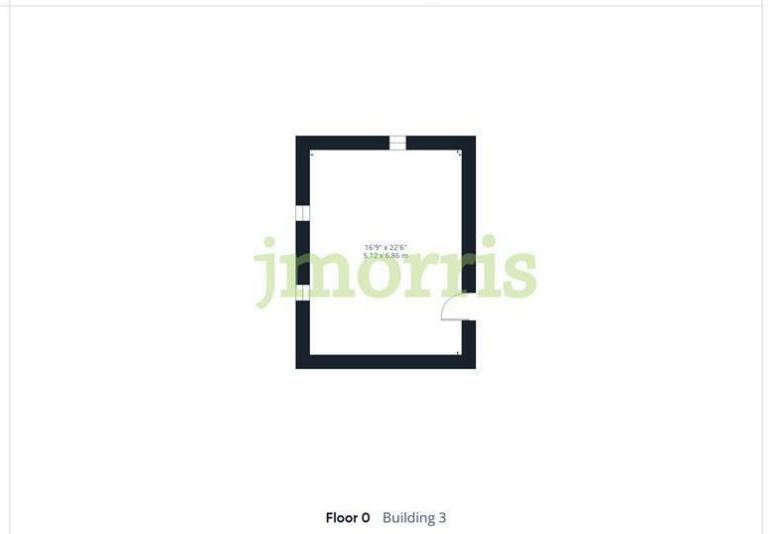
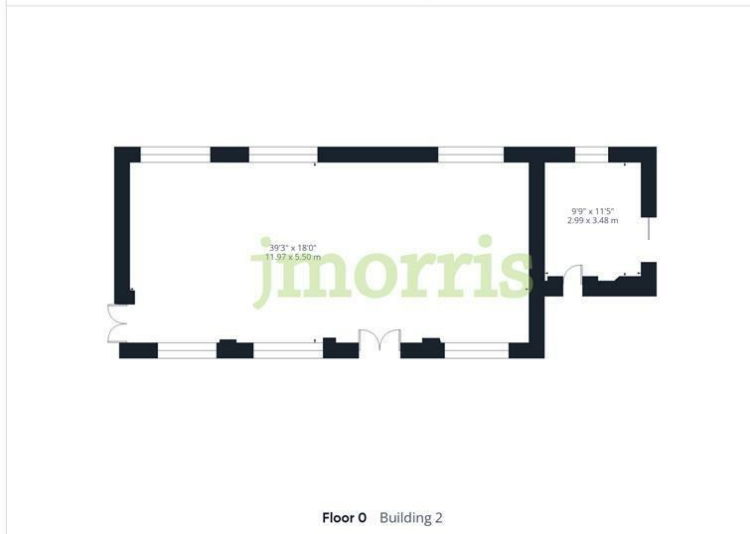
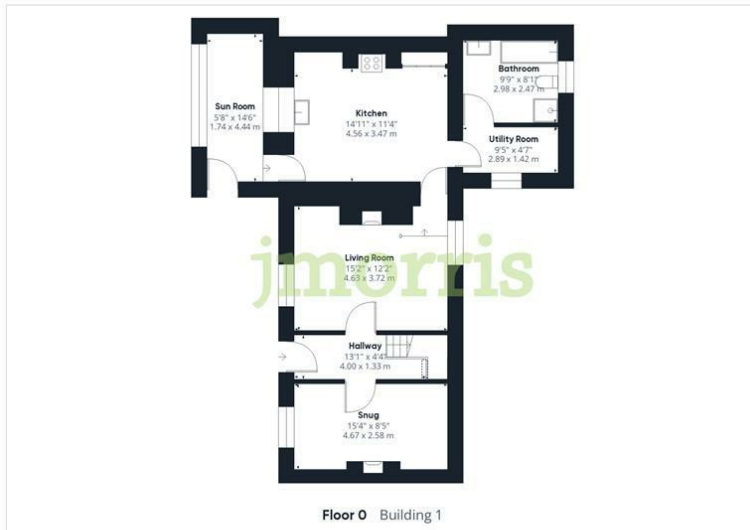
O2 Voice - Yes & Data - No

Vodafone. Voice - Yes & Data - No

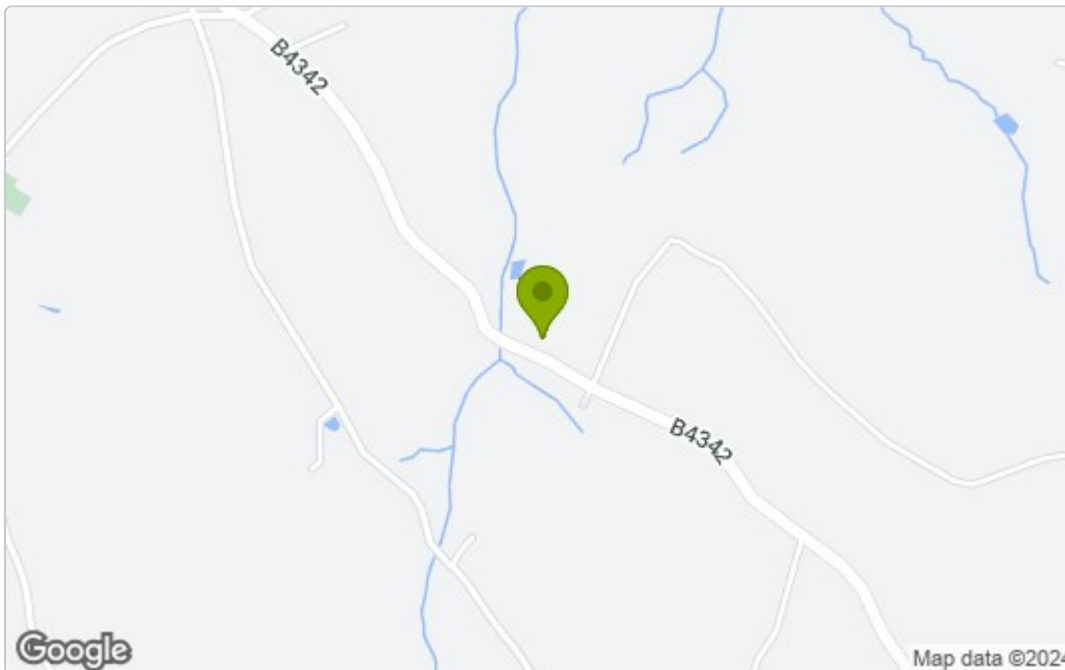
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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