

Ref: 0pla05

Plasnewydd, Llanio, Near Tregaron, Ceredigion, SY25 6UW

Absolutely Delightful Detached 2 Bedroomed Period Cottage of Great Character set in circa Half an Acre (t.b.c.) of Landscaped Gardens, with useful Outbuildings. Rural roadside location within easy reach of villages, towns, mountains and coast

Tregaron 3½ miles, Llanddewi-Brefi 2¼ miles, Lampeter 7½ miles, Aberaeron 15½ miles, Aberystwyth 17 miles



Believed to date back to 1760, this distinctive period cottage is stone built with a slate roof and a later addition, offering a very well presented, comfortable home with charming features, together with the benefit of oil-fired central heating and uPVC double glazing throughout. (Plasnewydd could alternatively be ideal as a holiday cottage, being easily accessible and an excellent base for touring.)

Ground Floor: Conservatory, Kitchen, Lounge/Dining Room, Double Bedroom, and Bathroom.

First Floor: Open-Plan Double Bedroom.

Externally: Useful range of outbuildings including: Detached Double Garage, Timber Workshop, and Implement Store. We are informed that the property sits in circa 0.5 Acres (to be confirmed) with extensive landscaped gardens, summerhouse, small orchard, productive vegetable garden, and two greenhouses.

The property is situated in the lovely countryside of the Teifi Valley beyond the western foothills of the Cambrian Mountain range. Llanddewi-Brefi village is about 2¼ miles away with a shop/post office, primary school, two pubs, ancient church, and a quiet lane leading into the uplands. Essential amenities and secondary education are provided by the old market town of Tregaron, 3½ miles, and the university and shopping town of Lampeter, 7½ miles, whilst the main west coast town of Aberystwyth is 17 miles distant with excellent shopping and leisure facilities, university, main line railway station and general hospital. The Teifi Valley offers numerous places of interest and beauty along its route, including Cors Caron National Nature Reserve near Tregaron, and great walking can be enjoyed in the vast upland landscapes, whilst the magnificent Cardigan Bay coast is within easy driving distance with Aberaeron 15½ miles westwards.

Price Guide: £185,000



THE ACCOMMODATION COMPRISES:

Ground Floor –

- SIDE ENTRANCE:** From the driveway, side entrance into the cottage via the Conservatory.
- CONSERVATORY:** 11'8" x 9'. Double French doors at the side and windows around three sides, polycarbonate roof, ceramic tiled floor, Eurostar oil-fired boiler to one corner, serving the central heating and hot water system, and half glazed door leading into the Hallway.
- HALLWAY:** Ceramic tiled floor, cloaks cupboard with cupboard above housing the electricity consumer unit, door off to the Kitchen (with access to the Lounge/Dining Room), and doors to the Ground Floor Bedroom and Bathroom.
- KITCHEN:** 12'5" max. x 9'4". Range of white wall and base units, granite-effect work surfaces (incorporating breakfast area if required), tiled splashbacks, 1½ bowl stainless steel sink unit with single drainer, four-ring LPG gas hob with chimney hood and concealed extractor above, eye-level double oven and grill, drawer unit incorporating a slide-out work surface, space for refrigerator, space and plumbing for dishwasher, space and plumbing for washing machine, ceramic tiled floor, window to the side aspect and window to the front. Door leading through to the Lounge/Dining Room.
- LOUNGE/DINING ROOM:** 20'3" x 14'1". Two windows to the front aspect and front door with coloured glass panel, exposed ceiling beam and upright, partially exposed stone wall with stone fireplace housing a large multi-fuel Lange cast-iron stove with oven and hot plates, set on a stone hearth, fitted wooden plate-rack/display unit in the dining area, open-tread turning staircase to the first floor bedroom, understairs storage cupboard.
- BEDROOM 1:** 15' x 10'. Range of matching fitted bedroom units including wardrobes, dressing table, storage cupboards and drawers, mirror-fronted robes, bookshelves, bedside cabinets, and long chest of drawers. Window to the rear aspect overlooking part of the gardens.
- BATHROOM:** 7'6" x 7'. White suite comprising corner bath, vanity unit with inset wash hand basin and drawer and cupboard below, close coupled W.C., and corner showercubicle. Tiled floor, tiled walls, extractor fan, chromium ladder-style radiator/towel rail, and obscure-glass window to the rear.

First Floor –

From the Lounge/Dining Room, the staircase leads directly into the Open-Plan First Floor Bedroom:

- OPEN-PLAN BEDROOM 2:** 18'3" increasing to 20'3" x 14'4". A spacious room in the style of a bed/sitting room, with ample living area as well as bedroom area. (N.B. The room is large enough to divide into two rooms if required.)

Exposed A-frames and purlins, ceiling downlights, access to the loft, built-in airing cupboard housing the hot water cylinder with immersion heater, two dormer windows to the front aspect enjoying beautiful views of the countryside and hills.

Side Entrance into the Conservatory



From the Conservatory into the Hallway



Lounge/Dining Room







Kitchen



Ground Floor Bedroom 1





Bathroom



The Staircase Leads up from the Lounge/Dining Room to Bedroom 2



First Floor Bedroom 2



EXTERNALLY:

THE APPROACH:

The property is approached off the A485 (Aberystwyth-Tregaron-Lampeter-Carmarthen) road, and has two wide vehicular gated entrances (in-and-out) into a large tarmacadamed driveway with ample parking and turning space.

DETACHED DOUBLE GARAGE:

19'2" x 18'5". Of pre-fabricated concrete construction with twin aluminium up-and-over vehicular doors at the front, pedestrian door at the side, windows to one side, and concrete floor.

TIMBER OUTBUILDING/WORKSHOP:

A very useful outbuilding, divided into two sections:-

Room 1: 9'8" x 8'2" and Room 2: 15'7" x 9'8"

Timber floor throughout, accessed via pedestrian doors at either end, windows to the front and to one end, power and lighting connected. Ideal as a Workshop and Hobby/Craft Room etc.

POTTING SHED/STORE and 2 GREENHOUSES::

6'8" x 6'4". Timber built shed and two greenhouses.

SUMMERHOUSE:

Timber built summerhouse within the rear garden with a patio to the front, providing a lovely seating area.

GARDENS & GROUNDS:

The cottage has a particularly attractive frontage, with a courtyard garden enclosed by dwarf walls with railings, pillars and gateway to the front door.

The extensive rear and side gardens are nicely secluded by trees and hedges, and include neatly mown lawns, flower beds and borders, a feature ornamental pond, rockery and pergola. There is a very productive vegetable/soft fruit garden partly enclosed by trellis fencing and also a small orchard off the driveway. There is ample space to create an enclosed area for chickens etc.

We are informed that the property amounts to approximately half an acre (to be confirmed) in all. The property is bordered by neighbouring farm/pastureland.











THE LOCALITY:

Llanio is a small rural community in the Teifi Valley, with the site of a Roman fort named Bremia and access to the old Roman Road of Sarn Helen leading to Stag's Head hamlet northwards. The A485 road passes through, with a bus service (Aberystwyth-Tregaron-Lampeter-Carmarthen road). The valley is rich in beauty and wildlife with trout in the rivers and red kites in the skies.

Llanddewi Brefi is about 2¼ miles south-easterly, an ancient village in a delightful situation, with two pubs, a shop/post office, and a primary school. The village church stands on a hillock which legend says grew from the earth so that St. David could properly address the congregation when he came here back in the 6th Century. The Norman church dates back to the 12th Century, has a fine tower, and contains some very old religious artefacts. There are several pleasant walks around the village and out into the uplands.

Tregaron is 3½ miles north-easterly – Ceredigion's smallest town, serving a widespread agricultural community, with narrow streets, a selection of shops, post office, weekly street market, hotel and cafe, doctors, primary and secondary schools, leisure centre and swimming pool, as well as a Red Kite & Information Centre (in the old schoolhouse), the Rhiannon Welsh Gold Centre, where goldsmiths can be watched at work, and a Celtic Craft Shop. With country lanes, tracks and footpaths leading out to upland countryside, this old market town is a walking/cycling/fishing/bird-watching tourist centre for the region nowadays, but in former times it was famous for its knitted woollen products and was once a vital gathering and resting place for cattle and sheep drovers journeying across the mountains to the English markets. A picturesque drive can be followed from Tregaron eastwards across the wild moors along a narrow "mountain road" that travels through the scenic Abergwesyn Pass and on to join the A483 for Beulah and Builth Wells, where the Royal Welsh Showground is situated.

Cors Caron National Nature Reserve by the River Teifi (Tregaron's raised bog) is just north of Tregaron – comprising a huge, remarkable, red-tinged marshland, supporting a wide variety of birds and other flora and fauna, offering walks including a board walk with a hide and information boards. Cors Caron was formed at the end of the Ice Age – when a great lake filled with vegetation and peat, which continued to rise above the water. It is one of Europe's largest peat bogs and an important wetland reserve.

Strata Florida Abbey is 10 miles north-east of the property on the banks of the Teifi, dating back to the 12th Century – the Westminster of Wales – where many Welsh princes are buried. The Cistercian monks controlled the economy of this upland region in the Middle Ages, owning vast areas of sheep farming land and exploiting the mineral resources as well as the rivers and lakes for fishing. They travelled over long distances, and built a network of roads over a wide region. The Cambrian Way Footpath can be accessed near here.

The Teifi Pools are a few miles north-east of Strata Florida, some 1500 feet up in the mountains, with three lakes, one being Llyn Teifi, the source of the River Teifi, which flows down southerly then turns westwards beyond Lampeter towards its estuary at Cardigan – a journey of about 70 miles. The river forms most of the boundary between Ceredigion and Carmarthenshire, and is noted for its salmon and migratory trout (sewin).

The Cambrian Mountains occupy the region between the Snowdonia and Brecon Beacons National Parks to the north and south, the plateau generally being between 1500ft and 2500ft above sea level– remote, empty and magnificent – with the long-distance Cambrian Way Footpath travelling the length.

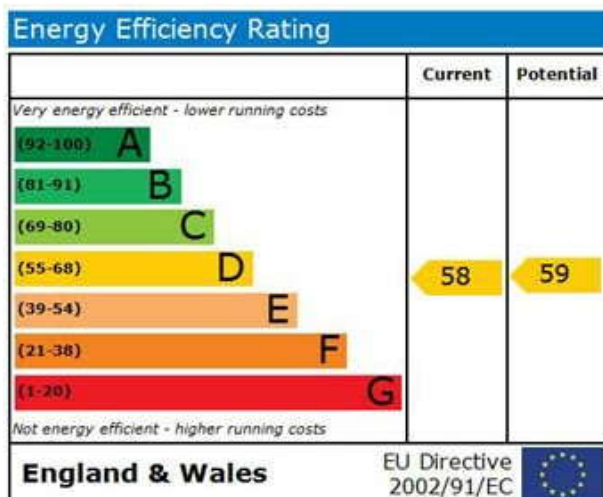
Llangybi is about 3½ miles south-westerly, along the A485, with a primary school, village shop and offlicence. **Cilgwyn Golf Club** is near Llangybi (4 miles from the property) – a 9-hole level parkland course with putting green and practising area.

Lampeter is 7½ miles south-west of the property, a traditional market town by the Teifi river, providing good shops, main post office, a leisure centre with swimming pool, cafes, restaurants and pubs, doctors and dentists, primary and secondary schools, and university. The University of Wales at Lampeter is the oldest in the country (1822) and the smallest in Britain, occupying a beautiful setting in the Cambrian foothills.

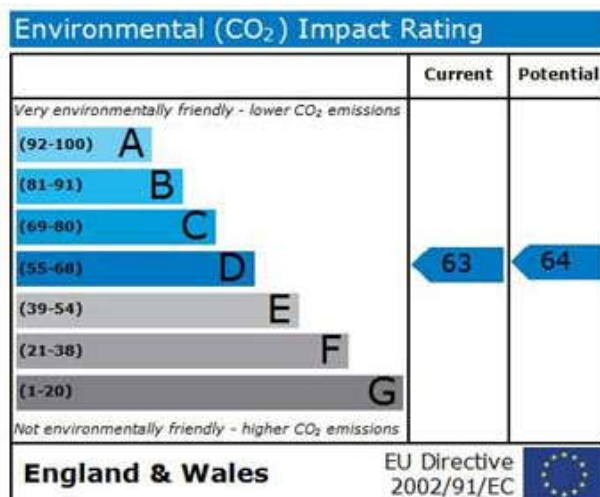
Aberystwyth is 17 miles north-westerly at the mouth of the rivers Ystwyth and Rheidol – the "capital of mid Wales", home to the National Library of Wales, a University near the seashore (founded 1872), a wide promenade and a marina, Victorian/Edwardian buildings along the front, good shopping amenities, an excellent arts centre, cinema, leisure centre/sports facilities, general hospital, numerous cafes, bars and restaurants, hotels and pubs, and the usual seaside attractions, as well as a main line railway station, coach/bus station, and an 18-hole parkland Golf Course at the edge of town with sea views.

Aberaeron and New Quay are a 30 minute or so drive away, delightful resorts on the Cardigan Bay coast.

ENERGY PERFORMANCE:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

SERVICES:

We understand that the property is connected to mains metered water, mains electricity, and a private septic tank drainage system. We are informed that there is also a well water supply (presently unused). Telephone with Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX:

We are informed that the property is within Council Tax Band "E" (Ceredigion County Council)

FIXTURES & FITTINGS:

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.



VIEWING:

By prior appointment with the Sole Selling Agents –

PROFILE HOMES

Tel: 01550 777790,

Email: contact@profilehomes.com

Website: www.profilehomes.com

NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

PROFILE HOMES

Tel: 01550 777790, Email: contact@profilehomes.com, Web: www.profilehomes.com
Penybanc Farm Office, Llangadog, Carmarthenshire, SA19 9DU

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