

Ref: 0maes01

Maes y Bwthyn, Pontsian, Llandysul, Ceredigion, SA44 4UA

Most Appealing Country Property comprising of a 3 Bedroom single storey Residence with Stabling and Prolific Pastureland, c.10 Acres in all. Desirable open aspect location with fabulous views, only a short drive from market towns and the Cardigan Bay coast.

Pontsian Village 1.2 miles, Llandysul 5 miles, Newcastle Emlyn 11 miles, New Quay 9 miles, Cardigan 20 miles, Carmarthen & A48/M4 Link 20 miles.



This superb 3 Bedroom smallholding, would suit a variety of livestock, or is equally suitable for equestrian use.

Residence: – Reception Room, Lounge, Kitchen/Dining Room, Utility Room, Cloakroom. Master Bedroom with en suite bathroom, two further double Bedrooms and a family Bathroom. (EER: D).

Outbuildings: 24' x 12' Timber Double Stable Block. Double Garage, Timber Shed.

Land: Excellent level to gently sloping pastureland, Circa 10 acres in all (to be confirmed).

Location: Situated in a lovely location having an open aspect which takes in the surrounding views. Easy access to the small village of Pontsian where there is a general store/sub post office and village hall. There is also a pub within walking distance. The market towns of Llandysul is 5 miles distant and Newcastle Emlyn 11 miles, both providing essential amenities including primary and secondary schools. The larger town of Cardigan is 20 miles away and Carmarthen is 20 miles distant with excellent shopping facilities, general hospital, main line railway station and access to the A48/M4-link road. This lovely region offers numerous country and seaside attractions including the magnificent Cardigan Bay coast with great beaches and coastal path. The popular seaside resorts of New Quay and Aberaeron are only 9 and 11 miles distant. The Pembrokeshire Coast is less than an hour's drive.

Price: £465,000

ACCOMMODATION:

This very attractive residence built all on one level, is beautifully presented and offers spacious contemporary living. Believed to have been built in the early 1990's, of timber frame construction under a slate roof with rendered elevations and benefitting from double glazing and oil fired central heating. Virtually all windows enjoy panoramic views across its own land and the countryside beyond.

Ground Floor –

- RECEPTION ROOM:** 14'2" x 13'2". Front door with glazed panels to the side. Ceiling downlights. Double French doors to the front decking area, engineered oak flooring, doorway to the inner hallway and doors off to:-
- LOUNGE:** 17'6" x 13'2". Fireplace housing a wood burning stove on a slate hearth, engineered oak flooring, double French doors to the front decking area. Ceiling downlights. Window to the side aspect, door to the kitchen/dining room.
- KITCHEN/DINING ROOM:** 26' x 9'6". Recently refurbished fitted kitchen. Shaker style wall and base units with solid wood work surfaces over. Circular stainless steel sink with mixer tap. Range style Smeg cooker with electric oven and LPG gas hob. Smeg stainless steel chimney style extractor hood over. Concealed integral dishwasher. Eye level built in Smeg oven. Floor to ceiling larder cupboards with integral concealed fridge and freezer. Ceiling downlights. Tiled floor to the kitchen area and carpeted flooring to the dining area (tiled floor below). Window to the front and side aspects. Door to the reception room and door to the utility room.
- UTILITY ROOM:** 14'2" x 7'6". Plumbing and space for a washing machine and tumble dryer. Stable door to the side aspect. Window to the rear. Oak flooring. Boiler cupboard housing the Worcester oil fired boiler. Cloaks cupboard, door to the cloakroom.
- CLOAKROOM:** Wall mounted wash hand basin, W.C., heated towel rail, window to the side. Fitted medicine cupboard. Tiled floor.
- INNER HALLWAY:** 20' x 3'. Accessed from the reception room. Solid oak flooring, doors to:
- MASTER BEDROOM:** 16'2" x 12'2". Dual aspect with windows to the front and side. Ceiling downlights, door to an ante room which has a fully glazed floor to ceiling window to the rear. Tiled floor, door to the en suite bathroom.
- EN SUITE BATHROOM:** 8' x 6'. Contemporary white suite comprising, P- shaped bath with shower over and shower screen. Pedestal wash hand basin, W.C., heated towel rail, medicine cupboard, ceiling downlights. Extractor fan, tiled floor and tiled walls. Window to the rear.
- BEDROOM 2:** 14'2" x 10'. Window to the front.
- BEDROOM 3:** 13'6" x 9'6". Window to the rear.
- FAMILY BATHROOM:** 9'10" x 8'6". Contemporary white suite comprising free standing roll top bath with shower attachment, pedestal wash hand basin, large shower enclosure, W.C. Mirror fronted medicine cupboard. Heated towel rail, ceiling downlights, tiled walls, engineered oak flooring. Window to the rear.

EXTERNALLY

- THE APPROACH:** The property is approached from the B4459 and then via a 180 yard track (owned by the property), which culminates at a five bar gated entrance to the residence where there is a graveled parking and turning area. A further gated entrance off the track leads to the stable area and rear fields.
- DOUBLE GARAGE:** 21' x 17'. Vehicular access roller door. Window at the rear. Power and water connected. Base unit with stainless steel sink. Workbench. Concrete floor. Storage space above.
- ADJOINING LEAN-TO:** 16' x 9'4". Open fronted, timber construction under a profile roof.
- DOUBLE STABLE BLOCK 24' x 12':** Separate access off the driveway and enclosed by post and rail fencing, two timber stables with an onduline roof, each stable measuring 12' x 12'.
- GARDENS:** To the front of the residence there is a large timber deck with concealed lighting and steps that lead down to a neat lawn with a hedge on two sides and an attractive picket fenced garden area. There is also a vegetable garden and a garden shed to the rear.
- LAND:** The very gently sloping pastureland surrounds the property on three sides, and is in good heart and is ideal for livestock or horses. In all, the property has circa 10 acres of land (to be confirmed).
- LOCALITY:** **Pontsian** is 1.2 miles away, where there is a village shop and village hall.
- Llandysul** is 5 miles from the property on the banks of the River Teifi, a busy little market town with essential amenities including primary and secondary schools, and there is an angling association (the river is well known for its trout, sea trout and salmon) and a canoe centre with a white-water slalom course.
- Newcastle Emlyn** is 11 miles away, a quaint old market town with a good variety of independent shops including antique, craft and book shops, as well as supermarkets, schools, restaurants, etc. The ruins of a medieval castle overlook the river on three sides.
- The Cardigan Bay Coast** is within easy driving distance – famous for porpoises, grey seals, bottlenose dolphins, abundant bird life, wonderful coastal walks and clean, sandy beaches. The A486 leads to **New Quay**, about 9 miles northerly, a charming fishing village and popular seaside resort with lovely beach and cliff top walks. The larger resort of **Aberaeron** is 11 miles northerly, a vibrant harbour town with Georgian architecture, good shopping and craft centres. Several other resorts are 11 miles or so away, including **Llangranog**, **Penbryn Sands**, **Tresaith**, **Aberporth** and **Poppit Sands**.
- Cardigan** is 20 miles westerly, an attractive market town at the north of the Pembrokeshire Peninsula on the Teifi estuary, with good shopping and leisure amenities including an 18-hole golf course with stunning views. The famous 186-mile Pembrokeshire Coastal Trail begins at nearby **St. Dogmaels**, along the dramatic Pembrokeshire coastline. **Carmarthen** is 20 miles to the south with excellent shopping amenities, multi-screen cinema, general hospital, main line railway station, and access to the **A48/M4-Link** road.

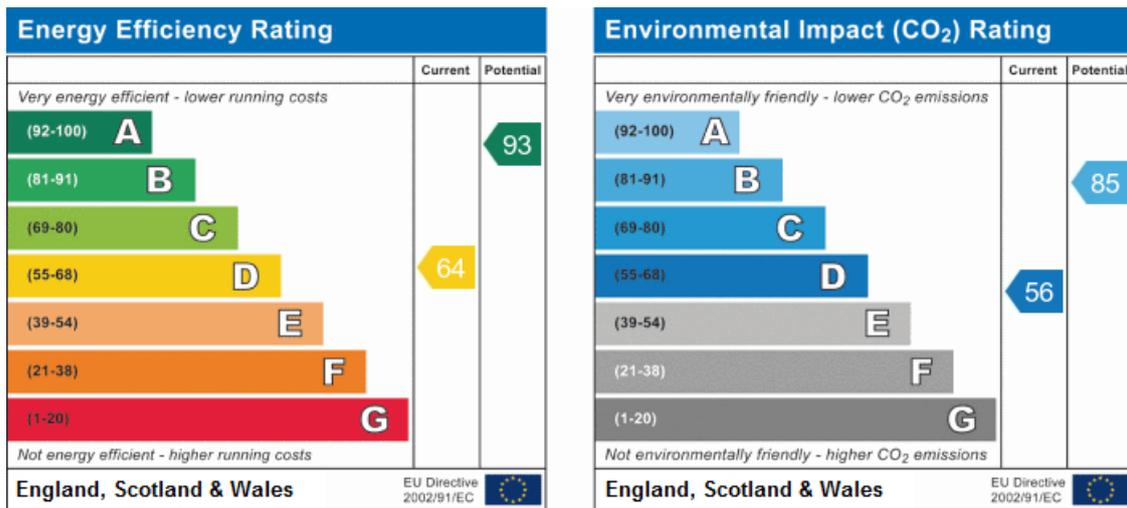
SERVICES: We understand that the property is connected to mains water and mains electricity and has a private drainage system. Oil fired combi boiler which serves the central heating and hot water. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX: We are informed that the Council Tax is Band D. (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.

Energy Performance Figures



VIEWING - By prior appointment only with 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.

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