

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



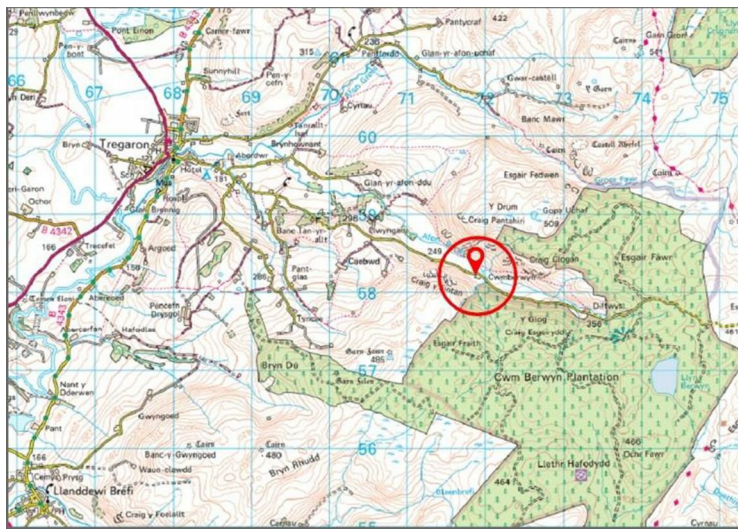
Cwmlerwyn, Tregaron, Ceredigion, SY25 6NN

Guide Price £397,500

An iconic property nestling in the 'Cwmlerwyn' valley some 2.5 miles from Tregaron on the scenic Abergwesyn road, located in the foothills of the Cambrian Mountains providing a particularly attractive scenic backdrop.

An imposing and substantial 5 bedroomed former farmhouse deserving of sympathetic refurbishment and renovation together with a feature stone barn ripe for conversion (subject to any consents) and set in just under 4 acres of adjoining paddocks, in this enchanting valley setting.

LOCATION



The property is located some 2.5 miles from Tregaron along the Abergwesyn road being one of the main scenic routes in mid Wales. Tregaron offers a friendly traditional market town with good range of facilities including three to sixteen schooling, doctor surgery, chemist, shops, pubs etc. The larger towns of Lampeter and Aberystwyth are within easy travelling distance providing a wider range of facilities. The area is popular with those having country pursuits at heart including bird watching, walking, mountain biking etc.

DESCRIPTION



An iconic former farmstead on the Abergwesyn road with a substantial detached farmhouse offering up to 5 bedroomed accommodation with all retained character features, now deserving of sympathetic refurbishment to bring it back to its former glory. The property provides the following -

FRONT ENTRANCE DOOR to CENTRAL HALLWAY

SITTING ROOM

11'3" x 9'6" (3.43m x 2.90m)



Feature fireplace with oil fired stove

FRONT LIVING ROOM

11'3" x 13' (3.43m x 3.96m)



With gas fire

REAR KITCHEN

13' x 9' (3.96m x 2.74m)



With flagstone floors, base units

FRONT BEDROOM 1

12'4" x 9'7" (3.76m x 2.92m)



DINING ROOM

14'9" x 13'2" (4.50m x 4.01m)



With flagstone floor, multi-fuel Rayburn range, beamed ceiling

REAR BEDROOM 2

9'6" x 13'1" (2.90m x 3.99m)



BATHROOM

11'2" x 5'6" (3.40m x 1.68m)



With bath, wash hand basin, w.c., access to airing cupboard

FIRST FLOOR - LANDING

BEDROOM 3

11'4" x 8'7" (3.45m x 2.62m)



FRONT BEDROOM 4

12' x 7'9" (3.66m x 2.36m)



FRONT BEDROOM 5

8'10" x 8'1" (2.69m x 2.46m)



EXTERNALLY



The property is complemented by an attractive range of traditional farm buildings with a feature detached stone and slate barn 33' x 23' overall having an impressive truss roof structure internally.

THE LAND



The property is complemented by 3.9 acres in total with two paddock areas bordered by the stream and with road frontage on to the Abergwesyn roadway.

DUTCH BARN



with leanto 30' x 30' overall with front concreted yard

SERVICES

WHAT3WORDS: Earfull.scans.radiating

COUNCIL TAX

BAND D - Amount payable £2104 (source nycounciltax.org)



The property previously benefits from private water and private drainage. However, we have been advised they would no longer be sufficient to meet current standards.

FURTHER LEANTO BUILDINGS

30' x 14' (9.14m x 4.27m)



Providing two loose boxes/stables.

DIRECTIONS



From Tregaron, take the Abergwesyn road for approximately 2.5 miles and the property can be found on your right hand side as identified by the agents for sale board.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		86	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		6	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,