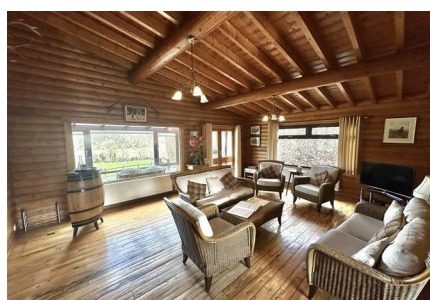


Guide Price £525,000

- Delightful Country Residence Overlooking the River Teifi
- 4 Bedroomed Accommodation - 2 En-suites
- Perfectly Placed Conservatory / Breakfast Room with a Great View
- 5.2 Acres - Convenient Paddock to the Rear of the Property along with Woodland
- Oil Centrally Heated & Timber Effect Double Glazing
- Lovely Grounds including Lawned Gardens, various Vibrant Shrubbery & Trees
- Enviously situated on a quiet Country Road
- 1/2 mile of Fishing on River Teifi
- Convenient to Llanybydder, Llandysul & Newcastle Emlyn
- Option of purchasing a further approx 16 acres by separate negotiation.



Peace & tranquility in abundance! Situated on a quiet country road with glorious views over the river Teifi from an elevated, architecturally designed country lodge with generous gardens & a further 5 acres of grazing/cropping land with some woodland. This oil centrally heated & timber effect double glazed property boasts 4 bedrooms, 2 en-suites & a further bathroom along with a spacious open plan living room & kitchen/diner space with a wonderful conservatory / breakfast room overlooking its land & the meandering river Teifi. The dream rural retreat. (option of additional land if desired)

**** AVAILABLE CHAIN FREE ** ** WITH 1/2 A MILE OF FISHING ON THE TEIFI****

Location

The property lies in the rural community of Maesycrugiau, some 4 miles from the traditional Teifi valley and market town of Llanybydder, also convenient to Llandysul, Newcastle Emlyn and some 15 miles from the county town and administrative centre of Carmarthen to the south. 30 mins drive from the West Wales Heritage Coastline. The property is situated along a quiet country lane, further adding to the appeal of the holding.

Front Entrance Storm Porch

with front entrance door to -

Entrance Hallway

11'2" x 6'2" (3.40m x 1.88m)

with timber flooring, storage cupboard & radiator

Living Room

20' x 16'1" (6.10m x 4.90m)

A lovely open plan living space with exposed high ceilings giving it a luxury feel with picture window overlooking the land & the river Teifi, radiator & door to -

Conservatory / Breakfast Room

Perfectly positioned to give you sublime elevated views over the meandering river Teifi, with french doors to grounds at rear, stripped timber flooring & radiator.

Kitchen / Diner

20' x 9'4" (6.10m x 2.74m/1.22m)

Open plan kitchen / dining space being part timber, part tiled with high ceilings, a range of base units, single drainer sink h/c, plumbing for automatic washing machine, integrated dishwasher, space for fridge / freezer, cooker, radiator, front picture window & door to -

Cloakroom

walk in storage area with shelving & door to -

Storage Cupboard

Inner Hallway

18'6" x 3'3" (5.64m x 0.99m)

Bedroom 1

12'6" x 10' (3.81m x 3.05m)

with timber flooring, wardrobe hanging space & shelving, radiator & large picture window with lovely view over open countryside & the river Teifi.

Bedroom 2

12'10 x 12'5" (3.91m x 3.78m)

with timber flooring, radiator & picture window with view over open countryside & the river Teifi.

En-suite

with walk in shower, wash hand basin with vanity unit, WC, heated towel rail & extractor fan



Bedroom 3

9'5" x 7'4" (2.87m x 2.24m)

front double bedroom with timber flooring & radiator

Bedroom 4

16'2" x 9'10" (max) (4.93m x 3.00m (max))

with large picture window to the front & side providing lovely views over gardens & land & providing plenty of natural light, wardrobe / shelving & radiator

En-suite

with bath, WC, pedestal wash hand basin, shaver point, ring towel holders & extractor fan

Shower Room

7'6" x 6'1" (2.29m x 1.85m)

Spacious suite with shower cubicle, WC, wash hand basin, shaver point, heated towel rail & base storage units

Externally

The property has the benefit of largely private grounds, secured by a gated entrance & mature, tall hedgerows. Within the spacious grounds surrounding the lodge is a gravelled forecourt providing ample parking, various mature shrubbery & plants & a patio seating area. To the side & rear of the property is a generous sized lawned garden with evergreen trees to one side, fenced rear boundary with a pedestrian gate to the land & further seating area, rear decking & patio.

Basement

Very spacious providing great storage or with potential for further accommodation (stc), with oil fired boiler

Lawned Gardens

Private & generous lawn with fruit trees & superb views.

The Land

Extending to approx 5.2 acres of largely good quality cropping / grazing meadowland with a beautiful backdrop, bordering the river Teifi along with 1 1/2 mile of particularly valuable exclusive upstream fishing rights, adding to the wider appeal of the property. There is also some 1/2 an acre of woodland bordering the river Teifi, providing a more diverse appeal to the land as a whole.

Kennel

Optional Land

Option of purchasing a further approx 16 acres by separate negotiation.

Services

We understand that the property is connected mains water & electricity, private drainage, oil fired c/h, full fibre is available at the property subject to any connection charges.

Council Tax Band 'E'

We understand that the property is in council tax band E with the amount payable per annum being £2503.

Directions

What3Words: easy.situates.loves

From Llanybydder take the A485 Carmarthen road south, continue for approximately 2 miles, take a right hand turning towards Maesycrugiau just before the bridge, continue past a farm on your left for a mile or so, the property can then be found on your right hand side as identified by the agents for sale board.



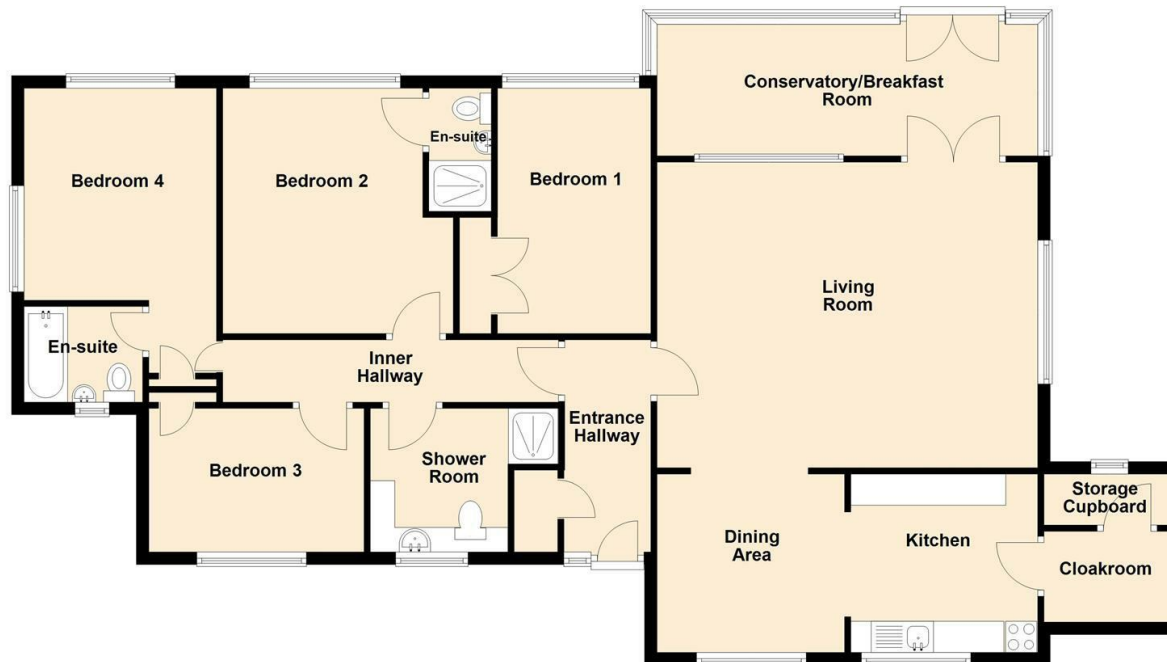


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Ground Floor



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales		



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CEREDIGION, SA48 7BB
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1 MARKET STREET, **ABERAERON**,
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