



**jjmorris.com**

**Brynarberth, Llangoedmor – SA43 2LP**

Cardigan

**£450,000**

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Estate Agents



## Brynarberth

Llangoedmor, Cardigan

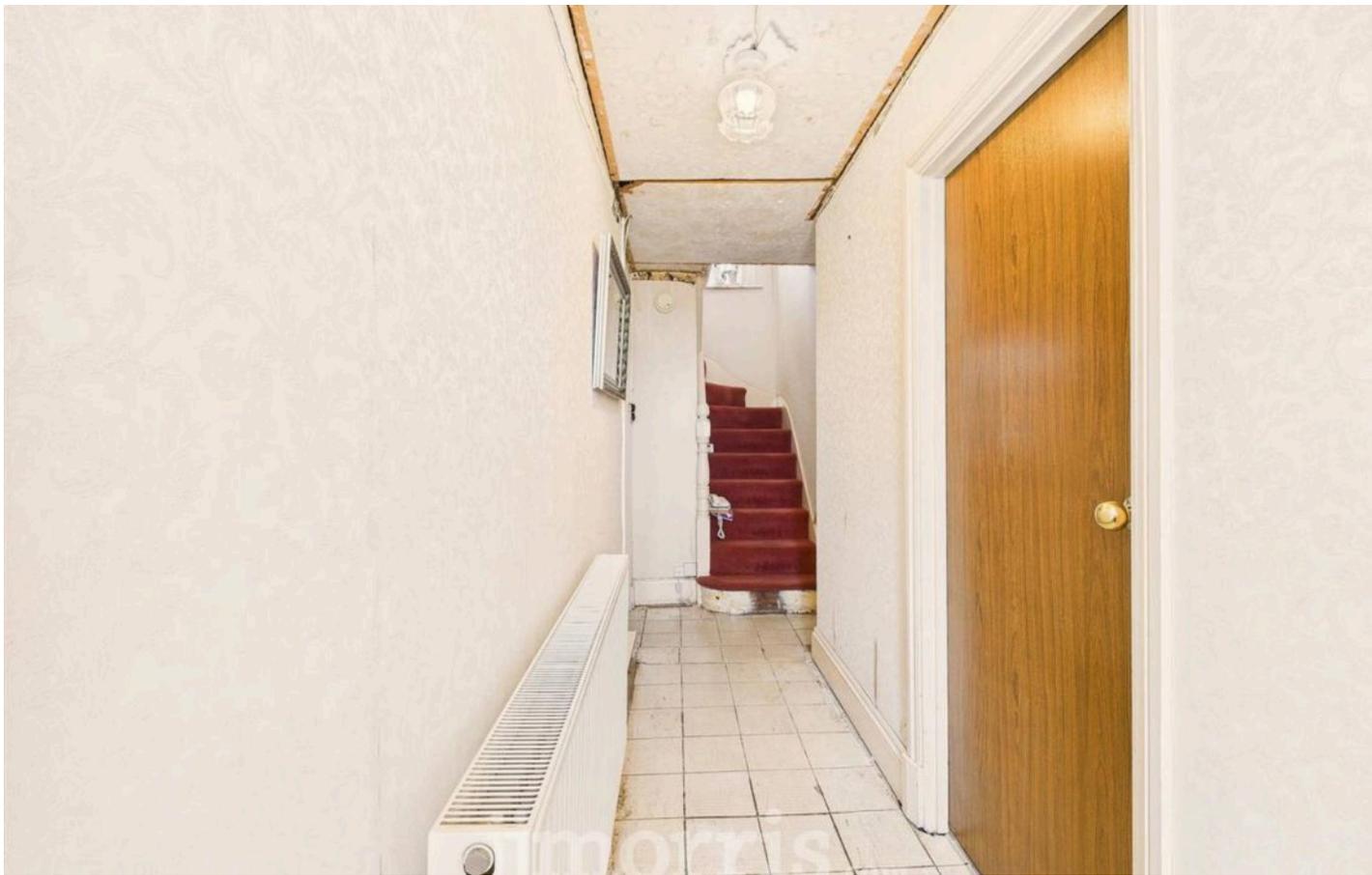
A 6.96 acre smallholding situated in a rural, yet convenient situation in Llangoedmor, on the outskirts of Cardigan. The property does require some modernisation, but provides an ideal opportunity to purchase a smallholding with stabling. The property briefly comprises: Hall, Study, Living room, Kitchen, Laundry Room and W.C. To the first floor there are Three Bedrooms and a Family Bathroom.

Council Tax band: D

Tenure: Freehold

- Ideal Equestrian
- 6.96 Acre Smallholding
- Outskirts of Cardigan Town





#### **Front Hallway**

Wooden Door to, Vinyl Tile Floor, Radiator

#### **Sitting Room / Office**

Carpet Floor, UPVC Window, Radiator, Feature Fire Place

#### **WC**

W.C, Wash Basin, Radiator, Part Tiled Walls

#### **Living Room / Diner**

Log Burner, UPVC Windows, Wooden Beamed Ceiling

#### **Utility**

Tiled Floor, Radiator, Windows, Sky Light, Stable Door, Work Top Space with allocated White Goods Space

#### **Kitchen**

Tiled Floor, Work Top Space with complimentary Storage Units, Stainless Steel Double Sink, Windows, Sky Light, Pantry with built in Storage Shelves

#### **Landing**

Window, doors to:

#### **Bathroom**

Wooden Effect Vinyl Floor, Radiator, Bath Tub, Shower, W/C, Wash Basin, Window, Stone Wall

#### **Bedroom One**

UPVC Window, Radiator, Wooden Panel Ceiling

#### **Bedroom Two**

Wooden Floor, Radiator, UPVC Window, Wooden Panel Ceiling

#### **Bedroom Three**

Window, Radiator

#### **Garage**

Work Top Units, Storage Shelves



### Externally

The external grounds of the property are both extensive and well-appointed. To the rear, a secluded garden, ideal for outdoor leisure and entertaining. To the side of the house, a mature orchard adds both charm and seasonal interest to the setting. Additionally, the property benefits from a well-maintained stable block, catering to equestrian pursuits, and a substantial Dutch barn providing versatile space for storage, agricultural use, or potential further development (subject to any necessary consents).

### Utilities & Services

Heating Source: Oil-fired central heating. Services: Electric: Mains Water: Mains Drainage: Cesspit Tenure: Freehold and available with vacant possession upon completion. Local Authority: Ceredigion County Council Council Tax: Band D What3Words: ///remaking.bedrooms.hiding

### 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 0.6mbps upload and 5mbps 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 - Limited & Data - Limited Three Voice - Limited & Data - Limited O2 Voice - Limited & Data - Limited Vodafone. Voice - Limited & Data - Limited 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.









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## JJ Morris Cardigan Office

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