



The Smallholding Centre

1 Cawdor Terrace ☎ 01239 621 303

Newcastle Emlyn ✉ info@thesmallholdingcentre.co.uk
SA38 9AS

3 Bed Smallholding

Fixed Price **£500,000**



Golwg Y Frenni, Gogerddan Tanygroes, Cardigan, SA43 2HZ

Golwg Y Frenni is a recently extended 3 bed detached bungalow with around 7.5 acres of pastureland split into 3 main enclosures and being situated some 2 miles from the popular beach at Aberporth. In the property you will find a very large kitchen / diner, a feature large lounge with high ceilings, a shower room and a family bathroom and 3 bedrooms. Outside the land is in one block and split into 3 main enclosures with a stone barn (with further potential -stp), a dutch barn and a field shelter. Part of the 7.5 acres borders the main A487 coast road so there could be future "hope value" for further residential development in years to come (subject to any consents). To conclude.....a 3 bed property with two lovely large feature rooms.....7.5 acres of flat to gently sloping pastureland and all just a cycle ride to the local beach.

Key Features

Extended Smallholding Circa 7.5 Acres

Short Drive To Beach At Aberporth

Huge Lounge & Large Kitchen

Two Outbuildings & Field Shelter

3 Bedroom / 2 Bathroom Bungalow

Short Walk To Bus Route & Shop

Land In Three Main Enclosures

Energy Rating: D

Ground Floor

Accommodation - Entrance via UPVC double-glazed door into:

Porch - With radiator, door into:

Kitchen / Diner - 22' 3" x 18' 6" (6.79m x 5.65m) A superb large room with an excellent range of base units with LPG 7 ring "Montpellier" cooking range, stainless steel sink / drainer unit, dishwasher, free standing fridge / freezer, wine cooler, UPVC double-glazed window to side and UPVC double-glazed French doors out to timber decking, concealed spotlighting, tiled splashback, 2 radiators, built-in cupboard, door into:

Shower Room - 8' 1" x 7' 9" (2.48m x 2.38m) With corner shower cubicle, low level flush WC, wash hand basin, heated towel radiator, worktop with space for tumble dryer.

Rear Porch - 9' 1" x 7' 5" (2.79m x 2.28m) With UPVC door out to timber decking area, radiator, door into:

Lounge - 20' 4" x 18' 4" (6.22m x 5.61m) An excellent large room with a high ceiling, UPVC French doors out to large decking area, 2 UPVC windows to rear, feature electric flame effect fireplace, concealed spotlighting, 2 radiators, laminate flooring, leading through to:

Inner Hallway - Leads through to all bedrooms and family bathroom.

Bedroom 1 - 15' 1" x 11' 11" (4.6m x 3.65m) With 2 UPVC double-glazed windows to front, fireplace, radiator, laminate flooring.

Bedroom 2 - 15' 6" x 8' 3" (4.73m x 2.52m) With UPVC double-glazed window to front, radiator, laminate flooring.

Bedroom 3 - 12' 0" x 11' 2" (3.67m x 3.42m) With window to rear, feature radiator, tiled flooring.

Family Bathroom - 7' 6" x 7' 3" (2.29m x 2.22m) With panelled bath with shower over, low level flush WC, wash hand basin, concealed lighting.

Exterior

The Land & Gardens - You arrive at double timber gates giving access to a spacious off street parking area for several vehicles. There is a large lawned area to the left hand side as you arrive leading down to the two main outbuildings and giving access to the 3 main enclosures. Various gated access points are located around the 7.5 acres and paddock 1 has the field shelter currently housing two Shetlands. The land is flat to gently sloping and all laid to pasture. As part of the land abuts the main A487 road there could be potential "hope value" for residential development in years to come - subject to any consents required (see land plan attached).

General Information - Viewings: Strictly by appointment with the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales.

Tenure: Freehold

Services: Mains electricity, mains water, private drainage (septic tank), LPG central heating.



Kitchen / Diner View 1



Kitchen / Diner View 2



Kitchen / Diner View 3



Shower Room 1

Council Tax: Band D, Ceredigion County Council

Manager's Note: - As can be seen from the details this property has a "Fixed Price of £500,000", therefore any offers below the fixed price will NOT be forwarded to our clients as they have given us contractual written authority not to do so.

Directions - From Newcastle Emlyn, take the B4333 towards Aberporth. Stay on this road through Cwm Cou, Bryngwyn, Beulah and on. Just before the junction with the A487, take the left entrance signposted Gorslwyd Holiday Cottages, immediately before the 50mph signs and the entrance to Golwg y Frenni is the second on the right-hand side.

What3Words: ///caramel.frail.magma

Google Co-ordinates: 52.114206, -4.512295



Large Feature Lounge



Feature Lounge - View 2



Bedroom 1



Bedroom 2



Bedroom 3



Second Bathroom



As You Arrive



Large Lawned Grounds



Large Lawned Grounds & Static Caravan



Dutch Barn



Stone Outbuilding



Field Shelter In Paddock 1



Paddock 1



Paddock 2



Paddock 1 - Other View



Paddock 3



Field Shelter

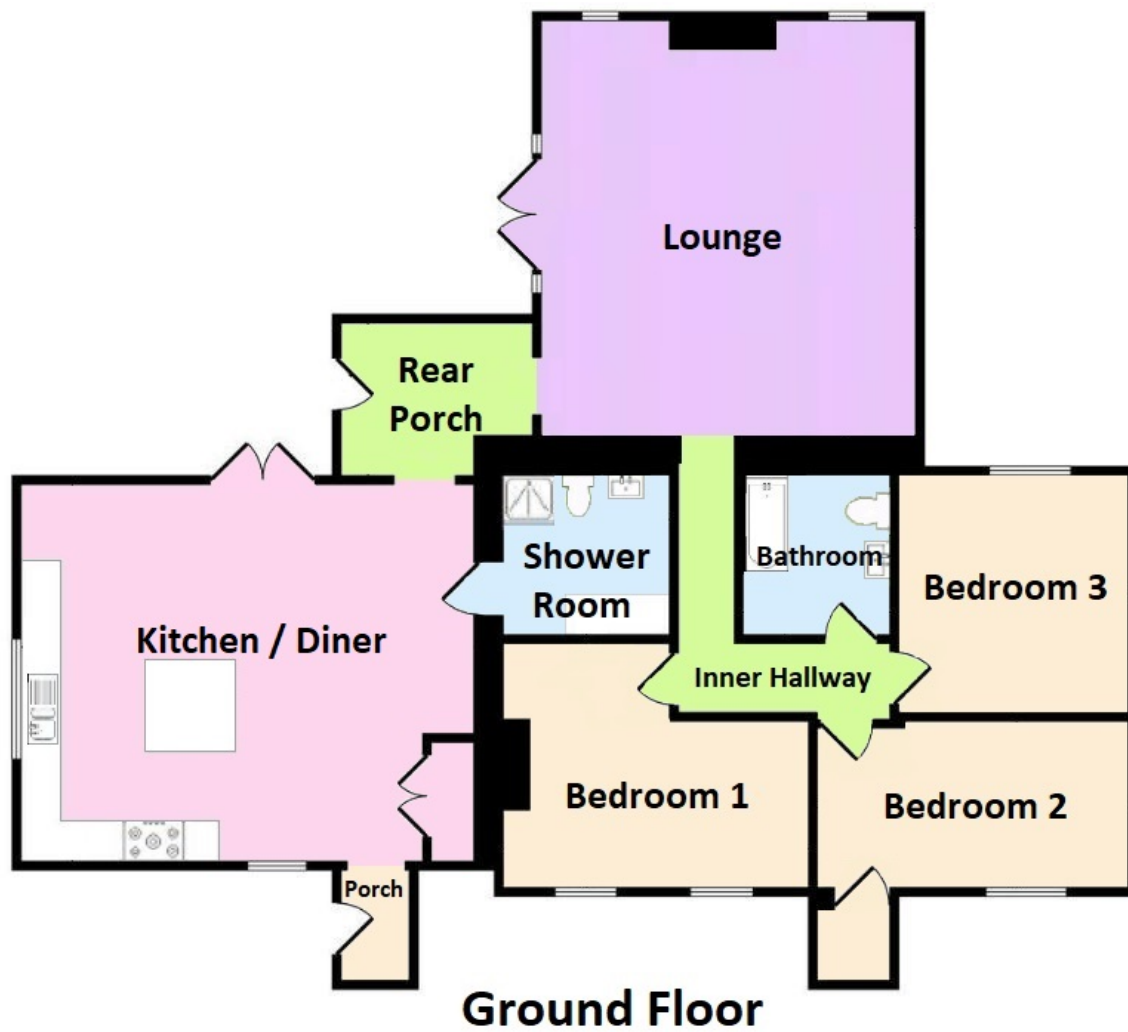


Field Shelter & Enclosure

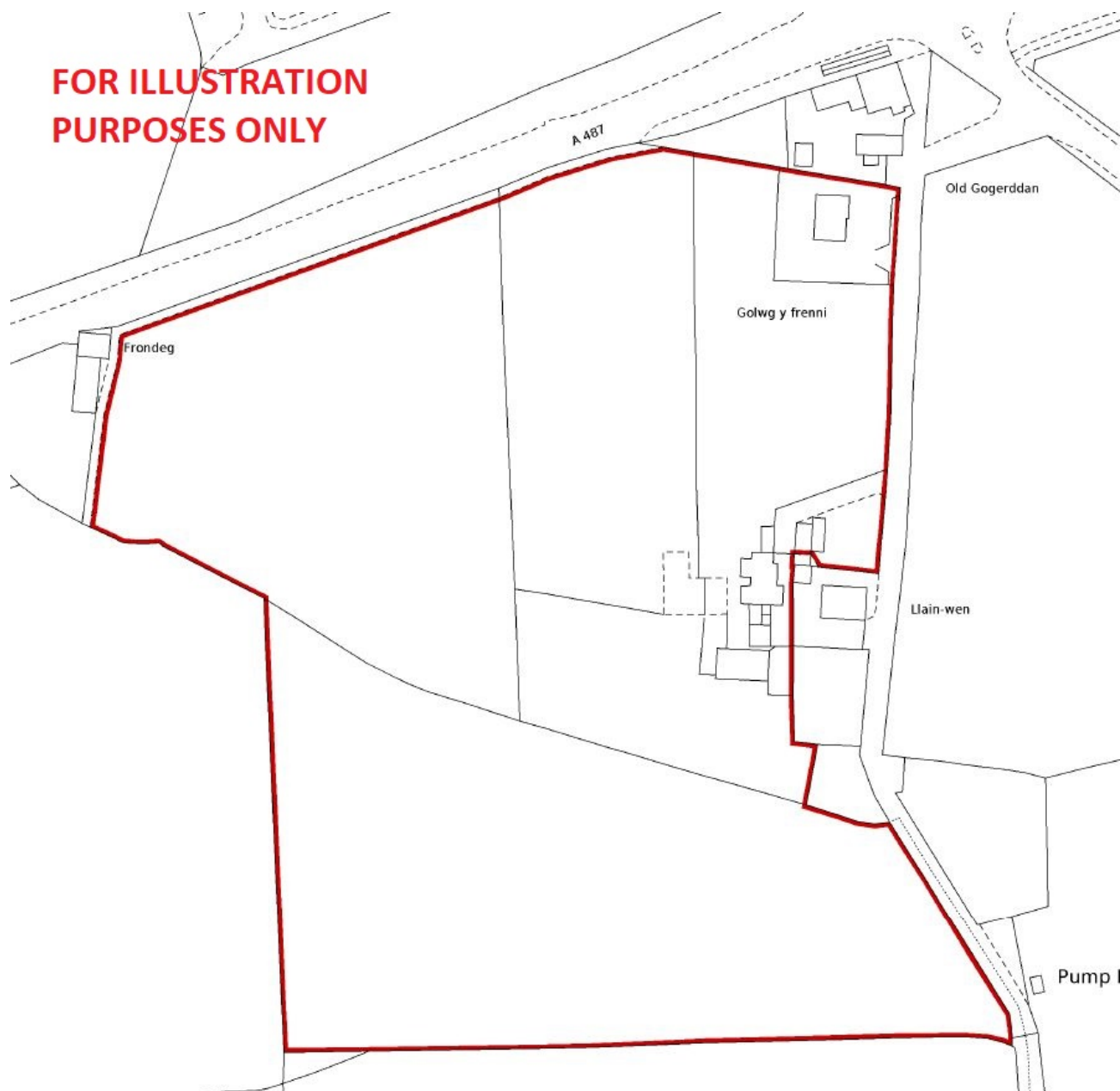


Close (about 2 miles) To Aberporth Beach

Floorplans



**FOR ILLUSTRATION
PURPOSES ONLY**



Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		