



## The Smallholding Centre

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SA43 1HJ

## 4 Bed Detached Bungalow With Land

# £415,000



## Bryn Siencyn, Aberbanc Road Henllan, Llandysul, SA44 5TD

We present to market a spacious 4 bed detached bungalow set in 1.25 Acres all in made up of a grassed pony paddock which is around 0.9 acres with a further 0.35 acre plot size around the bungalow and benefiting from 4 garages/workshops to the rear with lots of off-street parking in two large parking areas. In the bungalow there is an entrance hall, kitchen / breakfast room, rear conservatory, sitting / dining room, large lounge with wood burner, utility, 4 bedrooms (one used as a study) and a bath and a separate wet room.

The land is plenty big enough to keep a pony or two or to grow vegetables / keep chickens etc and there is a separate entrance to the land off the highway together with direct access from the gardens. (Please note that the polytunnel in the pictures is by separate negotiation and if not required will be removed by our clients).

There are far reaching views across open farmland to the left of the bungalow together with views over open fields to the rear. There are no immediate neighbours to the left or behind the property. Lots of further potential with this one.

## Key Features

Large 4 Bed Detached Bungalow

Bathroom and Shower/Wet Room

1.25 Acres All In

Lots Of Parking Space

4 Garages/Workshops

Far Reaching Views To Side

Edge Of Henllan Village

Energy Rating: D



## Ground Floor

**Accommodation** - Entrance via composite door into:

**Entrance Hall** - A spacious entrance hall with built-in cloaks cupboard, radiator, access to loft space, doors off to most rooms including:

**Lounge** - 15' 10" x 15' 3" (4.85m x 4.67m) With two large UPVC double-glazed windows overlooking the large front lawned gardens and driveway, two radiators, wood-burning stove set on slate hearth.

**Kitchen / Diner** - 11' 9" x 19' 0" (3.6m x 5.8m) With two windows to rear, a good range of wall and base units, ceramic hob with extractor over, tiled splash back, dishwasher, built-in double oven, stainless steel sink/drain unit, ceramic tiled flooring, radiator, door out to rear porch and utility, archway through to:

**Sitting / Dining Room** - 17' 2" x 11' 3" (5.25m x 3.45m) With two large UPVC double-glazed windows to the front and side, one providing superb far-reaching views over the Teifi Valley, 2 radiators

**Rear Conservatory** - With door out to spacious driveway parking area in front of the 4 large garages, door into:

**Utility** - A very useful room with a corner sink unit, space and plumbing for washing machine and tumble dryer, floor-standing Worcester oil-fired boiler.

**Bedroom 1** - 9' 2" x 9' 5" (2.8m x 2.89m) Currently used as a hobby room with UPVC double-glazed window overlooking the front lawns, radiator.

**Bedroom 2** - 9' 6" x 11' 3" (2.9m x 3.45m) With large UPVC double-glazed window to front, radiator, 3 built-in wardrobes, one with mirror front.

**Bedroom 3** - 11' 8" x 11' 6" (3.58m x 3.53m) With UPVC double-glazed window to rear, built-in wardrobe with radiator, radiator.

**Office / Study** - 6' 0" x 7' 11" (1.83m x 2.42m) With UPVC double-glazed window to rear, radiator.

**Shower / Wet Room** - With large shower area, frosted UPVC double-glazed window to the rear, chrome towel radiator, built-in cupboard.

**Bathroom** - With frosted UPVC double-glazed window to the rear, panelled bath, low level flush WC, pedestal wash hand basin, chrome towel radiator.

## Exterior

**Externally** - The property is set well back from the highway with tarmac driveway leading to large parking areas to the front or rear providing parking space for many vehicles. There are 4 garages giving plenty of storage space for household goods and / or vehicles.

There are extensive lawned gardens to the front with a smaller garden area to the rear of the garages.

Far-reaching view and open farmland are to be had to the left hand side of the property with open farmland to the rear.



Sitting / Dining Room



Kitchen / Breakfast Room 1



Kitchen / Breakfast Room 2



Kitchen / Breakfast Room 3



Access to the paddock is either through a pedestrian gate to the rear of the property or via a trackway from the highway.

**Garages** - There are four garages all opening to the front, three of which have up-and-over doors. All have power and lighting fitted. There is a polytunnel which is available via separate negotiation.

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

Tenure: Freehold

Services: Mains electricity, mains water, mains drainage, oil-fired central heating.

Council Tax: Band E, Ceredigion County Council

**Directions** - From Newcastle Emlyn take the A484 through Pentrecagal and then turn left over the river bridge towards Henllan. Go past the army camp on the right and enter the 30mph zone and Bryn Siencyn is the first property on the left. Set back from the road and denoted by our For Sale board.

Google Co-ordinates: 52.038380866459406, -4.397088225802242  
What3Words: ///purchaser.blinking.inner



Kitchen / Breakfast Room 4



Lounge



Woodburner In Lounge



Bedroom Used As Hobby Room

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





Bedroom



Bedroom



Shower Room



Bathroom



Main View 2



Rear View Of Bungalow



Garages / Workshops



Pony Paddock

4





Separate Entrance To Paddock



Pony Paddock - View 3



Close Up Front View



Rear Lawned Gardens



Pond In Front Gardens



Main View 3



Far Reaching Views



Greenhouse In Rear Gardens