



4 Bedroom Detached House Useful range of Outbuildings ideal if operating from home,
Convenient location to town.

Pendre Farm Llanbadarn Fawr

Aberystwyth, Ceredigion. SY23 3SZ

ASKING PRICE: £345,000

www.iestynleyshon.com



Pendre Farm, Llanbadarn Fawr, Aberystwyth, SY23 3SZ

The property occupies an attractive and convenient position on the outskirts of the popular village of Llanbadarn Fawr, situated approximately 1½ miles from Aberystwyth town centre. Llanbadarn Fawr provides a range of everyday amenities and facilities, whilst the university town and seaside resort of Aberystwyth offers an extensive range of shopping, educational, recreational and social facilities together with its promenade, harbour and beaches. The surrounding area provides a pleasant combination of countryside and village living, whilst retaining excellent access to Aberystwyth and the surrounding West Wales countryside.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

The property is a traditional former farmhouse, constructed principally with solid stone walls beneath a pitched roof clad with natural slate. The external elevations are finished with roughcast render, providing an attractive traditional appearance. The property is currently in the process of refurbishment, although the works have ceased and remain incomplete. This provides an opportunity for a purchaser to complete the renovation and finishing works to their own specification and requirements. A particularly attractive feature of the property is the inglenook fireplace within the lounge, providing a strong focal point and retaining an appealing element of the property's original farmhouse character. A further useful feature of the property is the range of traditional outbuildings, providing a valuable amount of additional space and considerable flexibility of use. The buildings offer excellent potential for workshop, storage, garaging or home-working purposes, and are likely to appeal to builders, tradespeople, self-employed purchasers or those requiring additional workspace in connection with their business. Subject to any necessary planning consents and building regulations, the outbuildings may also offer potential for conversion to ancillary accommodation or residential letting units, providing an interesting opportunity for further enhancement and possible income generation.

Ground Floor

uPVC front entrance door leading to:

Kitchen/Dining Room 5.33 x 4.36

Open plan area with range of basic fitted base units, Belfast type Sink. Door to outside stairs to first floor and door to:

Lounge 5.50m x 3.30m

With window to front. feature inglenook fireplace with solid fuel stove fire. Electric meters and consumer unit.

First Floor m x m

Open plan space with timber stud frame partitions built to provide the following accommodation.

Front Bedroom 2.65m x 1.71m

Main Bedroom 5.43m x 2.68m

With wall mounted Worcester gas fired boiler.

Rear Bedroom 3.23 m x 2.95m

Other front Bedroom 3.47m x 2.58m

Outside

The property is approached by a gated tarmac driveway leading to yard with access to the range of outbuildings as follows:

Detached Coach House 6.50m x 5.50m

With double entrance doorway. Concrete floor.

Old Barn 5.23m x 4.81m Stable with door to front.

Fodder loft Above 5.28m x 4.83m

Cow Shed 8.56m x 5.92m

With three doors to front. Concrete floor.

Detached Barn 9.19m x 5.44m

With double opening

Detached Store Shed 4.35m x 3.72m

With old fireplace.

To Rear

Garden area. Extended yard are ideal parking and turning area.

Services.

Mains Electric, Gas, Water and Drainage.

General

An interesting opportunity to acquire a traditional former farmhouse in a convenient semi rural location. within easy reach of Llanbadarn Fawr and approximately 1.5 miles from Aberystwyth town centre. The property offers considerable scope for completion and improvement with a number of attractive features retained and useful generous outbuildings for further development, particularly those wishing to work from home or operate a small business from the property.



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