



3 Bedroom Smallholding/Equestrian Farm
Bronwydd, Llanfarian,
Aberystwyth, Ceredigion. SY23 4BZ

ASKING PRICE: £720,000
www.iestynleyshon.com



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The property is conveniently located on the outskirts of Llanfarian Village and can be found opposite the monument above the local village primary school. Llanfarian lies some 3 miles South of the University town and seaside resort of Aberystwyth which offers excellent social educational and shopping to include the Morrison's and other National retailers at Parc y Llyn with the Medical centre nearby with public transport to all parts. The bungalow residence was built some 45 years ago of traditional cavity wall construction with an outer wall of concrete block with painted rendered external elevations relieved with facing brickwork. The main walls support a pitched roof laid with concrete interlocking tiles. Windows are of Upvc replacement double glazed unity.

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 well presented with recent new kitchen and floor covering in the lounge. This is a modern smallholding and developed to provide an equestrian type facilities with a rear yard enclosed with a 5 stable block built of concrete block walls. Useful 3 bay open front barn. There is also a static caravan on site with services connected ideal hobby room or for storage purpose.

GROUND FLOOR

Oak front entrance door leading to

Open plan lounge 5.25 x 2.80

With picture window to front, "Morso" log burning fire, 2 single power point, 3 twin power point, TV point, oak floor covering, arch way leading to

Kitchen/Dining 6.88m x 3.00m

Range of modern fitted units comprising of ladder cupboard, 3 drawer cupboards, 8 base cupboards, 4 wall cupboards, Belfast sink, Granite work tops above. Power points, double panel radiator, door to outside rear, 2 windows to front and glazed door leading to

Internal Hall

With panel radiator, and door to

Bedroom 2.86m x 2.90m

With built in double wardrobes.

Main Bedroom 3.60m x 2.80m

Window to front, panel radiator, single power point.

Rear Bedroom 3.00m x 2.66m

Window to rear, panel radiator, power points.

Bathroom

With pedestal wash hand basin, low flush wc, panel bath with electric shower unit above, chromium heated towel radiator.

OUTSIDE

Tarmacadam drive way leading to

Detached Garage 7.57m x 3.94m

Built of concrete block walls, roller door to front, panel radiator, master programmer for oil fired central heating system, Worcester "Heatslave" Freestanding oil fired boiler which heats hot water and central heating.

Stables 4.00m x 3.00m

Made up of 4 stables plus a tack room (or 5 stables) measuring (4m x 3m each) with stable doors to front, built of concrete block walls under a profile sheet roof.

Detached 3 Bay Open Fronted Barn 10.00m x 4.60m

Ideal for hay storage or carport for vehicles and machinery.

Land

Extends to some 11 acres or thereabouts, arranged in convenient size parcels, capable of hay and silage and ideal grazing for horses as well as livestock.

SERVICES

Mains electric, water, private drainage, oil fired central heating system. Super fast fibre to the house.

GENERAL

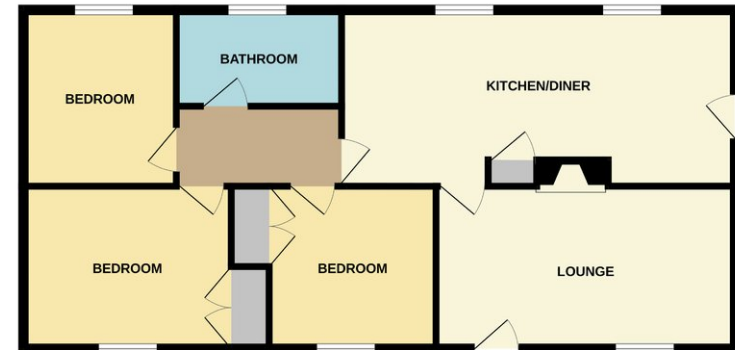
This is an excellent opportunity of enquiring a modern smallholding/Equestrian property with a detached bungalow residence within its own garden to front which extends to a rear yard, ideal courtyard for stabling horses and storage of hay. Within the rear yard there's a useful static caravan with services connected, ideal for additional temporary accommodation or storage/workshop. The land provides suitable grazing which can easily be rested and livestock and horses put on a rotary basis to maximise the output of the land. The property is currently the registered address for the "Delmore" Stud. For further details please contact Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			



TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. ©2024