

NEW
INSTRUCTION



Pendre, Ffostrasol, Llandysul SA44 4TD

Offers in the region of £257,500

Approx 5 Acres of Pasture land
3 Bedroom Cottage
Potential for 2 Bed Holiday Cottage
Outbuildings & Caravan
No Further Chain! EER 44

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KE/BT/60403/261017

DESCRIPTION

A fantastic opportunity to purchase a small holding with a lot to offer. The property has fantastic potential and includes a 3 bedroom traditional stone cottage with adjoining workshop, approximately 5 acres of land and stone outbuilding with planning permission for a fantastic 2 bedroom holiday cottage. Ffostrasol is a semi-rural village with basic amenities to include a public house, village shop & community hall. The village rests on the A486 road which connects to the large town of Llandysul providing a wide range of everyday amenities. This location is central to reaching other large towns found at Newcastle Emlyn, Carmarthen, Cardigan and Aberaeron, all within roughly half an hours driving distance or thereabouts. EPC EER 44.

KITCHEN/DINER

14'3 x 12'6 (4.34m x 3.81m)

Double-glazed window to fore and side, quarry tiled flooring, fitted kitchen with a range of base and wall units with wooden worktop over, stainless steel sink with mixer tap, part tiled walls, space for electric cooker, Firebird oil fired central boiler, ceiling spotlights, radiator,

external door to front patio area, doors to:

LOUNGE

22'9 x 14' (6.93m x 4.27m)

Double-glazed window to fore, glass panel door to front garden, double-glazed door to side, stone feature fireplace, radiator, staircase leads to first floor.

INNER HALLWAY

Continued quarry tiled flooring, built-in storage cupboard, doors lead to:

BATHROOM

Double-glazed frosted window to side, laminate flooring, suite comprising of low level WC, wash hand basin and bath, part tiled walls, heated towel rail.

BEDROOM 3

13'x 6'3 (3.96m 1.91m)

Double-glazed window to rear, door to:

UTILITY AREA/ WORKSHOP

21'6 x 10'2 (6.55m x 3.10m)

Quarry tiled flooring, butler sink, power and lighting, door to:

STORE ROOM

23'2 x 11' (7.06m x 3.35m)

Window to side, low level WC, power and lighting.

FIRST FLOOR

LANDING

Doors to bedrooms.

BEDROOM 1

14'4 x 13'3 (4.37m x 4.04m)

Double-glazed window to fore and side, built-in wardrobes, radiator, loft access, door to:

EN SUITE WET ROOM

Double-glazed window to fore, large slate effect tiled flooring, suite comprising low level WC, wash hand basin, Mira electric shower, tiled walls, heated towel rail, airing cupboard housing immersion tank.

BEDROOM 2

14'4 x 9' (4.37m x 2.74m)

Double-glazed window to fore, window to side, radiator, door to:

EN SUITE

Comprising low level WC, wash hand basin, mains shower, part tiled walls, radiator.

EXTERNALLY

There is a stone wall enclosed garden with decorative railings and gates, natural well feature, lawn and patio area to front, pathway leads to front door. Ample parking.

STONE OUTBUILDING

Stone built barn with slate roof, planning consent for 2 bedroom holiday cottage (work has commenced).

LAND

The land consists of 3 grazing paddocks positioned to the side of the house making it ideal to keep livestock. To the side of the house is a 2

bedroom **STATIC**
CARAVAN with its own
services connected and
a septic tank.

SERVICES

We are advised that
mains water, electricity
and drainage are
connected.

VIEWING

By appointment with the
selling Agents on 01545
570990 or e-mail
aberaeron@johnfrancis.
co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to
1:00pm

TENURE

We are advised that the
property is Freehold

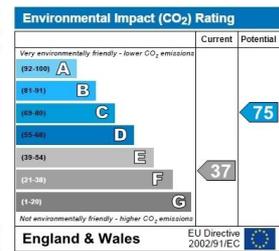
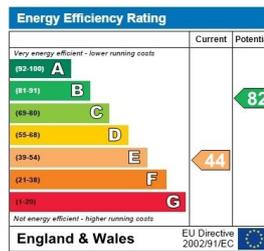
GENERAL NOTE

Please note that all floor
plans, room dimensions
and areas quoted in
these details are
approximations and are
not to be relied upon.
Any appliances and
services listed on these
details have not been
tested.

DIRECTIONS

From our office proceed
South along the main
A487 coast road until
arriving at the village of
Synod Inn. Take the left
hand turning signposted
for Llandysul and
proceed on this road
until you reach
Ffostrasol, take the right
hand turning on the
square sign posted
Plwmp and Pendre is the
second property on the
left.

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**John.
Francis**