

## Clarach

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Local Authority

**Ceredigion County Council**

Council Tax Band

**E**

Energy Efficiency Rating

**F**

Viewing Arrangements

Strictly by appointment  
through Alexanders

## Glan Y Mor Fach

Asking Price £495,000

**A four bedroom home with planning permission for a detached 3 bedroom in the grounds, with sea views**

Located in the pretty coastal village of Clarach, we have beautiful Glan Y Mor Fach, formerly known as the Clarach Farm Tea Rooms in Edwardian times.. This property consists of four spacious bedrooms with gorgeous views from each window. This family home also comes with a plot of land (which has all the footings in place) and the planning permission required to build another family home, making this an ideal multi-generational opportunity and equally a great investment prospect.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

E: [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk)  
W: [www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)  
T: 01970 636000



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### PROPERTY COMPRISES

Property is entered via wooden door into entrance hallway. Unless expressly stated all rooms have a range of power points, television points, radiators and the property is heated currently with oil central heating. All main services are connected. Council tax band "E"

### LIVING ROOM - (25'2 x 18'7) 7.68m x 5.67m

Fully carpeted, neutral feature walls. Windows to the left of the room with sea views. Wooden beams and a stone inglenook fireplace with a log burning stove.

### KITCHEN - (25'2 x 8'2) 7.68m x 2.49m

Light and spacious galley kitchen with tiled flooring. Rear window with sea and hill views. Side door for access.



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### **BEDROOM ONE - (8'2 x 17'4) 2.49m x 5.29m -**

Neutral painted walls with a mocha coloured carpet. Double bedroom with a window to the left of the entrance with sea views. Window to the rear of the property.

### **BEDROOM TWO - (16'8 x 7') 5.09m x 2.14m**

Blue painted walls with a blue carpet. Double bedroom with windows to the front and side of the room with sea and hill views. Sink attached to the wall. L-shape bedroom.





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### **BEDROOM THREE - (11'7 x 9'2) 3.52m x 2.80m**

Pink painted double bedroom with a maroon coloured carpet. Big side facing window. Bathroom sink fitted to wall.

### **BEDROOM FOUR - (12'11 x 8'6) 3.96m x 2.59m**

Grey painted walls with a grey carpet. Two big windows with sea and hill views. L-shape bedroom



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### **BATHROOM - (6'9 x 5'4) 2.05m x 1.63m**

Cream suite comprising, low flush WC, bath and hand wash basin, airing cupboard & storage.

### **OUTSIDE OF PROPERTY**

Glan Y Mor Fach not only offers superb garden space all around the house but also the previously mentioned plot of land which has all the footings and planning permission required to build another family home. There's also an outside toilet and a convenient hose pipe connection.

### **BUILDING PLOT**

Permission has been granted for a three bedroom dwelling, some outline details attached. Further details available at Alexanders or by request.





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### Opening Hours

Monday - Friday: 9am to 6pm

Saturday: 10am to 4pm

### Alexanders Residential Sales

Cambrian Chambers

Terrace Road

Aberystwyth

Ceredigion

SY23 1NY

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### First Floor

Approx. 61.3 sq. metres (659.7 sq. feet)



### Ground Floor

Approx. 61.3 sq. metres (659.7 sq. feet)



Total area: approx. 122.6 sq. metres (1319.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. AEA Management Ltd  
Plan produced using PlanUp.

## IMPORTANT INFORMATION

### MONEY LAUNDERING REGULATIONS 2022

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale

## VIEWINGS

Accompanied. Call 01970 636000 or contact [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk) for more information

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