

***Delightful 3 bedroom Barn Conversion nestled near the West Wales Coast.***



**The Old Dairy Pendderw, Llwyndafydd, Nr New Quay, Ceredigion. SA44 6BZ.**

**£235,000**

**R/5069/ID**

\*\* Attractive 3 bed (2 bath) cottage \*\* Scenic rural location close to the coast \*\* Expertly converted with many charming features appointed throughout \*\* 2 bathrooms \*\* Oak effect double glazing \*\* Attractive stone facing elevations \*\* Front forecourt parking \*\* Rear enclosed private walled in yard/patio with recently installed oak frame covered seating area \*\* Only 2 miles from the Cardigan Bay coast \*\* Must be viewed to be appreciated \*\*

The property comprises of - Front Lounge, Rear kitchen / Dining Room, Bathroom, Utility Room. First Floor - 3 Double Bedrooms, Shower Room.

Forms part of a farm yard complex where all of the buildings have now been converted to private dwellings, in rural surroundings, 2 miles or so inland from the sea at the picturesque secluded coves of Cwmytydu on the Cardigan Bay Heritage coastline, convenient to the seaside villages of New Quay and Llangrannog. An easy reach of the Georgian harbour town of Aberaeron and the market town of Cardigan. A close travelling distance of the university towns of Aberystwyth and Lampeter.



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## GENERAL

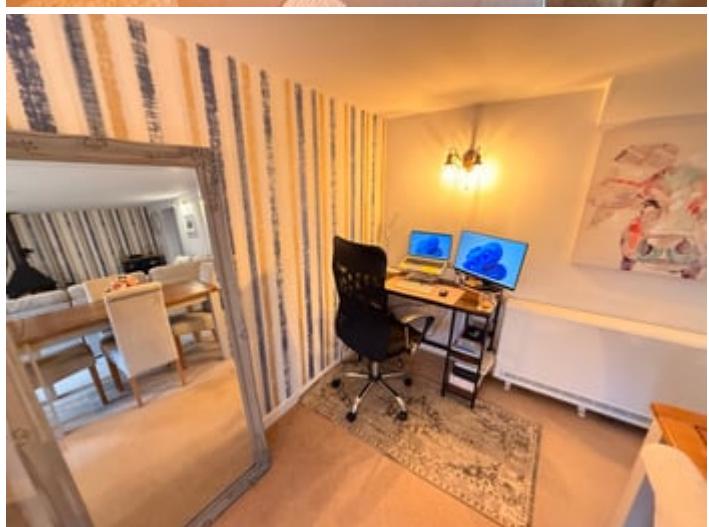
The Old Dairy forms part of an impressive traditional farmyard complex with all of the buildings having now been converted to high standard residential dwellings.

This cottage was originally an Old Dairy before its conversion and now offers delightful, deceptively spacious accommodation.

## GROUND FLOOR

### Living/Dining Room

23' 5" x 15' 5" (7.14m x 4.70m) accessed via a half glazed timber effect uPVC door into a character room with wood burning stove on slate hearth, 2 electric night storage heaters, alcove, 2 double glazed windows to front.



### Rear Kitchen/Breakfast Room

17' 9" x 12' 11" (5.41m x 3.94m) with tile effect laminate flooring, fitted range of pine fronted base and wall cupboard units with Formica working surfaces, single drainer 1 ½ bowl sink unit with mixer taps, slot-in oven with cooker hood, appliance space with plumbing for dish washer, electric night storage heater, part tiled walls, high vaulted ceiling, Velux window, rear exterior door.



### Utility Room

With plumbing for automatic washing machine, Formica working surfaces.

### Downstairs Bathroom

Part tiled with a white suite comprising of a bath with telephone hand set shower unit, flush toilet, wash hand basin.



### FIRST FLOOR

#### Central Landing





Velux window, exposed beams.

### Double Bedroom 1

10' 10" x 8' 4" (3.30m x 2.54m) with exposed timber floor, instant electric heater, exposed ceiling A-beams and built in wardrobe.



### Double Bedroom 2

9' 8" x 8' 4" (2.95m x 2.54m) with exposed timber floor, exposed ceiling beams, instant electric heater.



### Rear Bedroom 3

13' 2" x 6' 6" (4.01m x 1.98m) with exposed timber floor, electric night storage heater, vaulted ceiling with Velux window.



### Shower Room

A modern white suite comprising of a corner shower cubicle with a Triton shower unit, corner positioned low level flush toilet, pedestal wash hand basin, heated towel, Velux window.



### EXTERNALLY

To the Front





Front garden forecourt laid to chippings with parking for 4 vehicles.

### To the Rear

Is a delightful walled courtyard with patio paving slabs forming a private area. A recently installed oak garden shed and a oak framed covered seating area under a tiles roof.



### TENURE

We are informed the property is of Freehold tenure and will

be vacant on completion.

### MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

### VIEWING ARRANGEMENTS

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### Services

The property benefits from mains electricity and water. Private drainage. Electric heating. uPVC oak effect double glazing. Fibre internet connection.

Council Tax Band D (Ceredigion County Council).

Tenure - Freehold.

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** C (69)

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

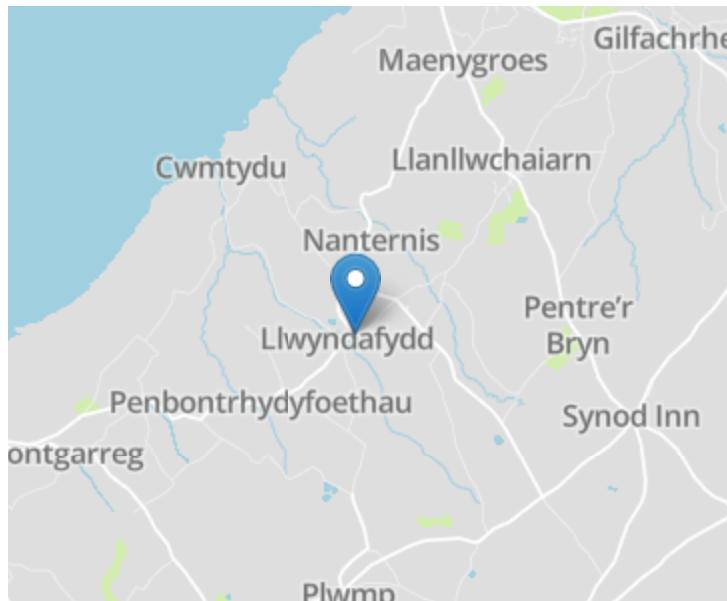
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		92
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		69
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Directions

From Aberaeron proceed south-west on the A487 coast road as far as the village of Synod Inn. Carry straight on the A487 through Synod Inn to next crossroads (alongside Church) turn right for Caerwedros. After 2 miles you will reach the village of Caerwedros, turn left at village crossroads which will take you down into the small village of Llwyndafydd at a T-junction with the Crown Inn on your right hand side. Turn left, carry straight on (do not turn right for Cwmtydu), ignore the next left hand turning and keep on this road for 1 mile until you reach a right hand hair pin bend. After going round the bend you will see straight ahead a No Through Road sign. Take this road which is council maintained to the very end where you will then enter the homestead of Pendderw. The Old Dairy is the second dwelling on the left hand side.

For further information or to arrange a viewing on this property please contact :

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