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RICS



Since 1989

*A charming characterful 3 bedroomed period cottage set in approximately an acre. 2 miles
Lampeter, West Wales*



Derry Ormond Cottage, Bettws Bledrws, Lampeter, Ceredigion. SA48 8NX.

REF: A/5047/LD

£250,000

*** No onward chain - Priced to sell *** Legal Pack prepared for a quick sale *** A charming period cottage - Partially renovated *** Deceptive 3 bedroomed accommodation to the first floor *** Recently fitted LPG central heating boiler, partially double glazed and first fix electrics carried out *** Recently re-roofed in 2016 *** Partially renovated - In need of completion

*** Set within its own approximately 1 acre with two paddocks *** Lean-to wood store and detached garage *** Ample off street parking

*** Panoramic views over the rear of the Dulais Valley *** Conveniently positioned - Set between the popular Market Towns of Tregaron and Lampeter *** An amazing opportunity to create your very own dream home *** E.P.C. Rating - 'G' *** A great opportunity to establish a smallholding - Or to be self sufficient *** Contact us today to view

LOCATION

Betws Bledrws is a small scattered rural Community being 2.5 miles North from the University Town of Lampeter, just set off the A485 Lampeter to Tregaron road. The Market Town of Tregaron is at the foot of the Cambrian Mountains and lies some 8 miles distant. Betws Bledrws offers a Church and the cottage is set just off the road with fine South Easterly aspect across the Dulais Valley.

GENERAL DESCRIPTION

A charming period cottage on the edge of a popular rural Village with easy access to Lampeter and the Ceredigion Heritage Coastline. The cottage is partially renovated and of stone and slate construction. The property has recently been re-roofed (2016), partially double glazed and recently fitted LPG fired central heating.

In all it sits within its own land of around an acre and could offer a lovely country smallholding.

REAR ENTRANCE PORCH

To

KITCHEN

14' 4" x 11' 2" (4.37m x 3.40m). An empty space but offers ample space for kitchen units, radiator.



SITTING ROOM/DINING ROOM

14' 5" x 10' 0" (4.39m x 3.05m). With radiator, wood burning stove.



LIVING ROOM

14' 4" x 9' 9" (4.37m x 2.97m). With radiator, staircase to the first floor accommodation, understairs storage cupboard.



BATHROOM

Partially tiled, with a low level flush w.c., panelled bath with shower over, plumbing for wash hand basin, radiator.



FIRST FLOOR

LANDING

Accessed via a staircase from the Living Room.



MAIN BEDROOM 1

13' 3" x 9' 6" (4.04m x 2.90m). With radiator.



BEDROOM 2

10' 10" x 8' 3" (3.30m x 2.51m). With radiator, Velux roof window, access to the loft space.



BEDROOM 3

13' 11" x 9' 3" (4.24m x 2.82m). With radiator, Velux window.



LOWER GROUND UTILITY ROOM

Housing the Ideal Logik LPG central heating boiler and storage space.



EXTERNALLY

GARAGE

With space for one car with an up and over door.



LEAN-TO WOOD STORE

10' 0" x 7' 3" (3.05m x 2.21m). Of stone construction under a corrugated iron roof.



LAND

As a whole the property sits within its own 1 ACRE or thereabouts with two pasture paddocks and mature gardens. In all in need of landscaping but offers great potential and an amazing vista point over the Dulais Valley and Longwood Forest.

The property could offer itself nicely as a small smallholding or for those with self sufficiency in mind.



LAND (SECOND IMAGE)



PARKING AND DRIVEWAY

Ample parking to the front of the property with easy access onto the A485 Tregaron to Lampeter road.



FRONT OF PROPERTY



REAR OF PROPERTY



VIEW FROM PROPERTY



AGENT'S COMMENTS

A fantastic opportunity to create your very own smallholding. A property that has been partially renovated but offers fantastic potential.

LEGAL PACK

We are informed by the current Vendor that the Legal Pack has been prepared and is ready to be viewed via the acting Solicitor. Further details available via the Selling Agents.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

To be confirmed. See Legal Pack.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, LPG fired central heating, partially double glazed, first fix electrics carried out.

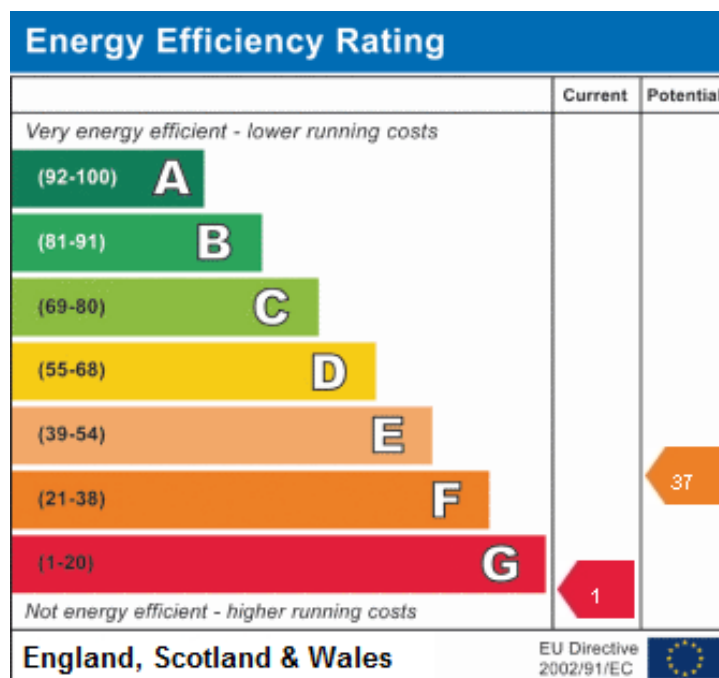
Directions

From Lampeter take the A485 road towards Tregaron for approximately 2.5 miles. On approaching the Village of Betws Bledrws the property will be found on the right hand side alongside the road, indicated by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

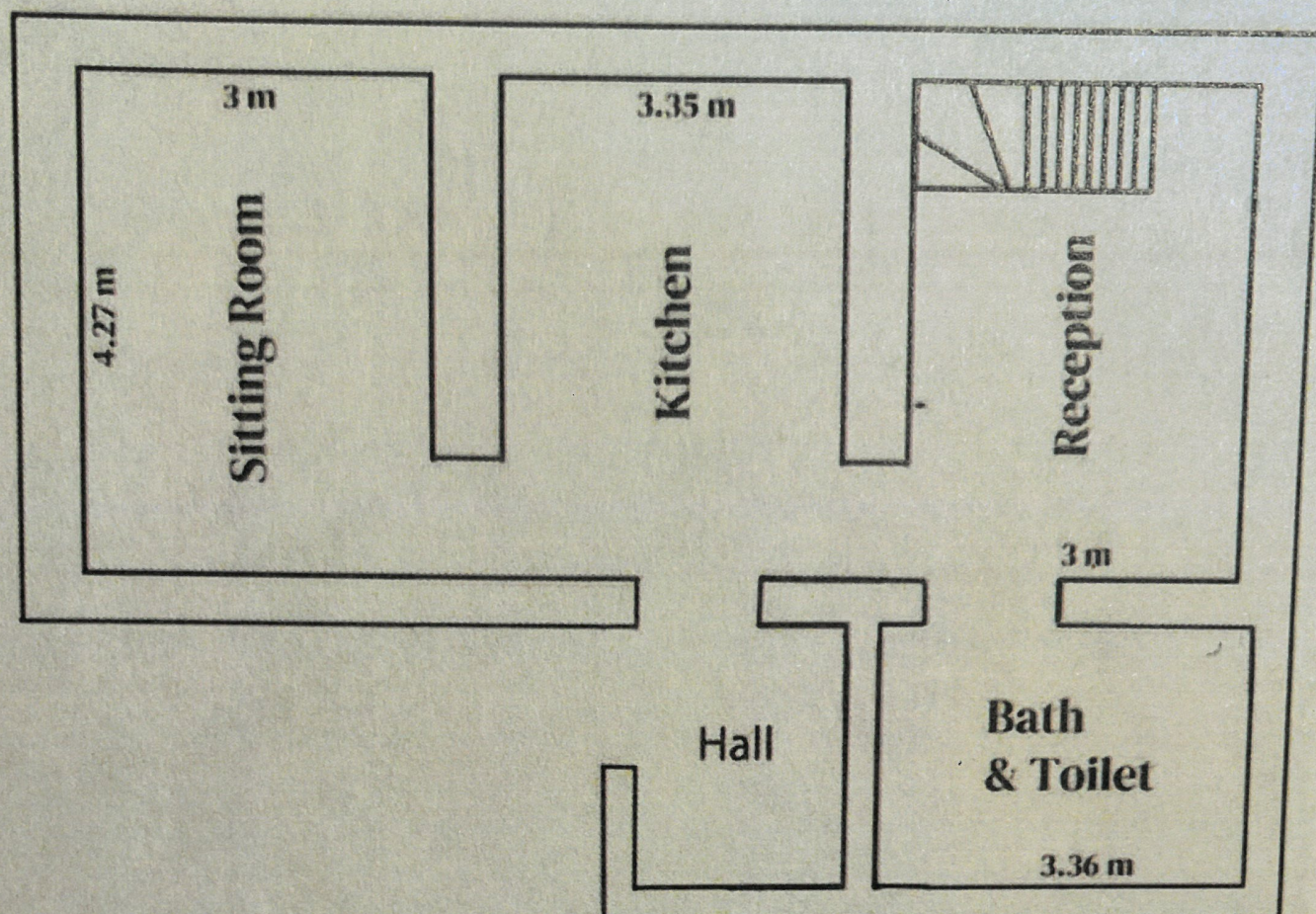
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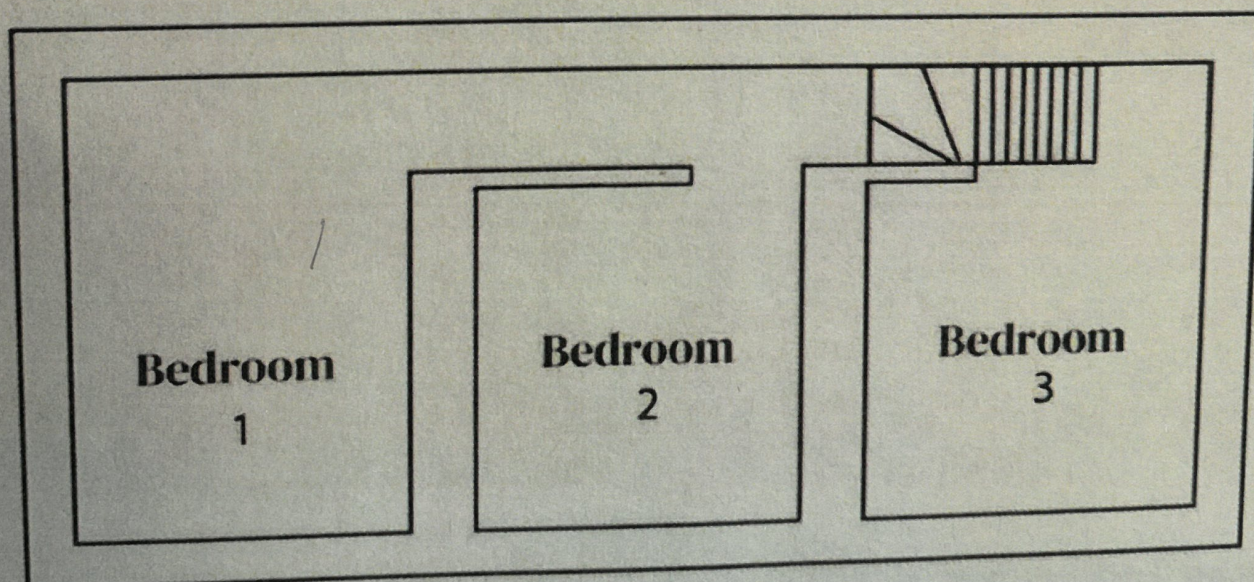


Derry Ormond Cottage.

GROUND FLOOR



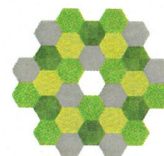
UPSTAIRS



Not to scale.

HM Land Registry
Official copy of
title plan

Title number **CYM638496**
Ordnance Survey map reference **SN5951NW**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**



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