

A delightful and full of character three storied mid terraced cottage with garden. Pontsian, Llandysul, West Wales



8 Clettwr Terrace, Pontsian, Llandysul, Ceredigion. SA44 4TU.

£155,000

REF: R/5022/LD

- *** A character and delightful country cottage *** Mid terraced three storied property *** 2/3 bedroomed accommodation
- *** Modern kitchen and bathroom suite *** Possible studio, home office or 3rd bedroom to the lower ground floor *** Of traditional stone and slate construction
- *** Enclosed low maintenance garden area laid to gravelled patio and lawn *** Useful garden store/workshop *** Balcony area with fine country views *** On street parking only
- *** A low maintenance home suiting a range of Buyers *** Popular Village location *** A short drive to the Cardigan Bay Coast at New Quay and also the Market Towns of Lampeter, Llandysul and Newcastle Emlyn *** Viewings are highly recommended - Contact us today



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LOCATION

Located within the popular Village Community of Pontsian which lies alongside the B4459 road which leads from the Cardigan Bay Coast at New Quay to the Teifi Valley Town of Llandysul. The property is also convenient to the Markets Towns of Newcastle Emlyn, Cardigan, and Lampeter. The Cardigan Bay Coast and the popular Seaside Resort of New Quay is half an hour's drive whilst also being convenient to many other Seaside Villages. OS Grid 439/463.

GENERAL DESCRIPTION



A most characterful and delightful 2/3 bedroomed mid terraced country cottage split over three floors. It has recently been upgraded with a modern kitchen and bathroom. It is tastefully presented throughout with a delightful enclosed rear garden area being laid to gravel and lawn. The garden enjoys a useful garden shed/workshop and also a balcony with fine views.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With UPVC front entrance door, painted staircase to the first floor accommodation.

OPEN PLAN LIVING ROOM/KITCHEN

13' 9" x 19' 0" (4.19m x 5.79m). With a delightful full of character seating and living area with a cast iron log burner heating the domestic hot water and central heating system, exposed beam to the ceiling, open spindles to the staircase.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



KITCHEN AREA

A modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric oven and grill with hob over, fully glazed door to the balcony, tiled flooring.



LOWER GROUND FLOOR

19' 5" x 13' 5" (5.92m x 4.09m). Recently upgraded and approached via a painted staircase from the Living Room. This room provides an ideal studio, home office or potential as a 3rd bedroom. It currently offers a utility area with a stainless steel single sink unit, base and wall cupboards, space for an automatic washing machine and tumble dryer, fully glazed rear entrance door, understairs storage cupboard, tiled/laminate flooring.



LOWER GROUND FLOOR (SECOND IMAGE)

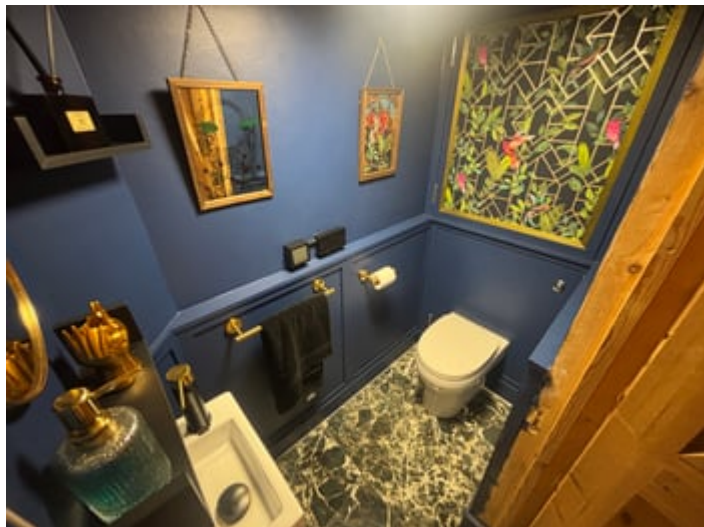


LOWER GROUND FLOOR (THIRD IMAGE)



CLOAKROOM

With low level flush w.c., wash hand basin.



FIRST FLOOR

LANDING

With a painted staircase from the Reception Hall.

BEDROOM 1

10' 5" x 14' 11" (3.17m x 4.55m). With two windows to the front, radiator.



BEDROOM 1 (SECOND IMAGE)



BEDROOM 2

7' 1" x 9' 11" (2.16m x 3.02m). With window to the rear, radiator.



BATHROOM

6' 10" x 6' 3" (2.08m x 1.91m). Having a modern 3 piece suite comprising of a panelled bath with Triton shower and screen over, low level flush w.c., pedestal wash hand basin, radiator, tongue and groove panelled walls, extractor fan.



EXTERNALLY

GARDEN SHED/WORKSHOP

10' 4" x 6' 9" (3.15m x 2.06m). Of timber construction with electricity connected.



BALCONY

To the rear of the ground floor lies a large balcony area enjoying views over the garden and the country fields beyond.



GARDEN

The garden has been totally transformed to offer peace and tranquillity. It is low maintenance whilst being fully enclosed with a level gravelled area with steps leading up to a lawned area with raised flower beds. It is totally idyllic and offers good outside space.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



FRONT COURTYARD

To the front of the property lies an enclosed courtyard area with a useful garden store and seating area.



PARKING

On street parking only.

REAR OF PROPERTY



AGENT'S COMMENTS

A most delightful country cottage set in a popular Village location.

TENURE AND POSSESSIN

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'B'.

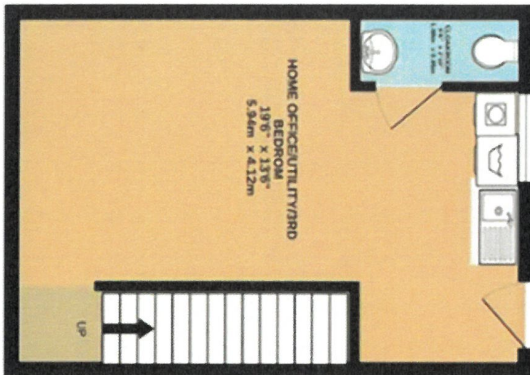
MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate

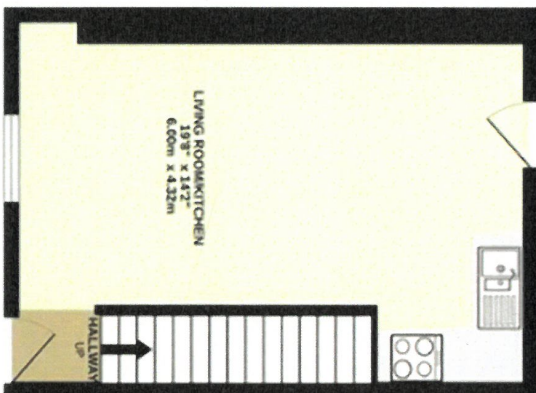
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, cast iron log burner heating the domestic hot water and central heating system, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

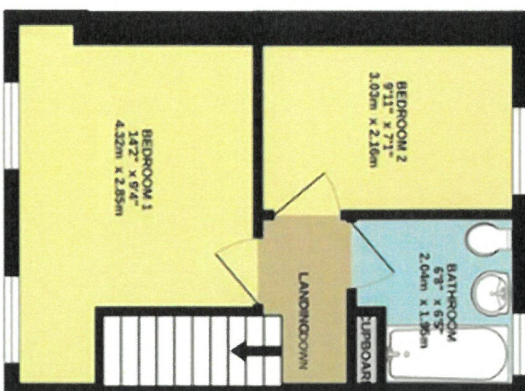
LOWER GROUND FLOOR
263 sq ft (24.5 sq m) approx



GROUND FLOOR
272 sq ft (25.3 sq m) approx



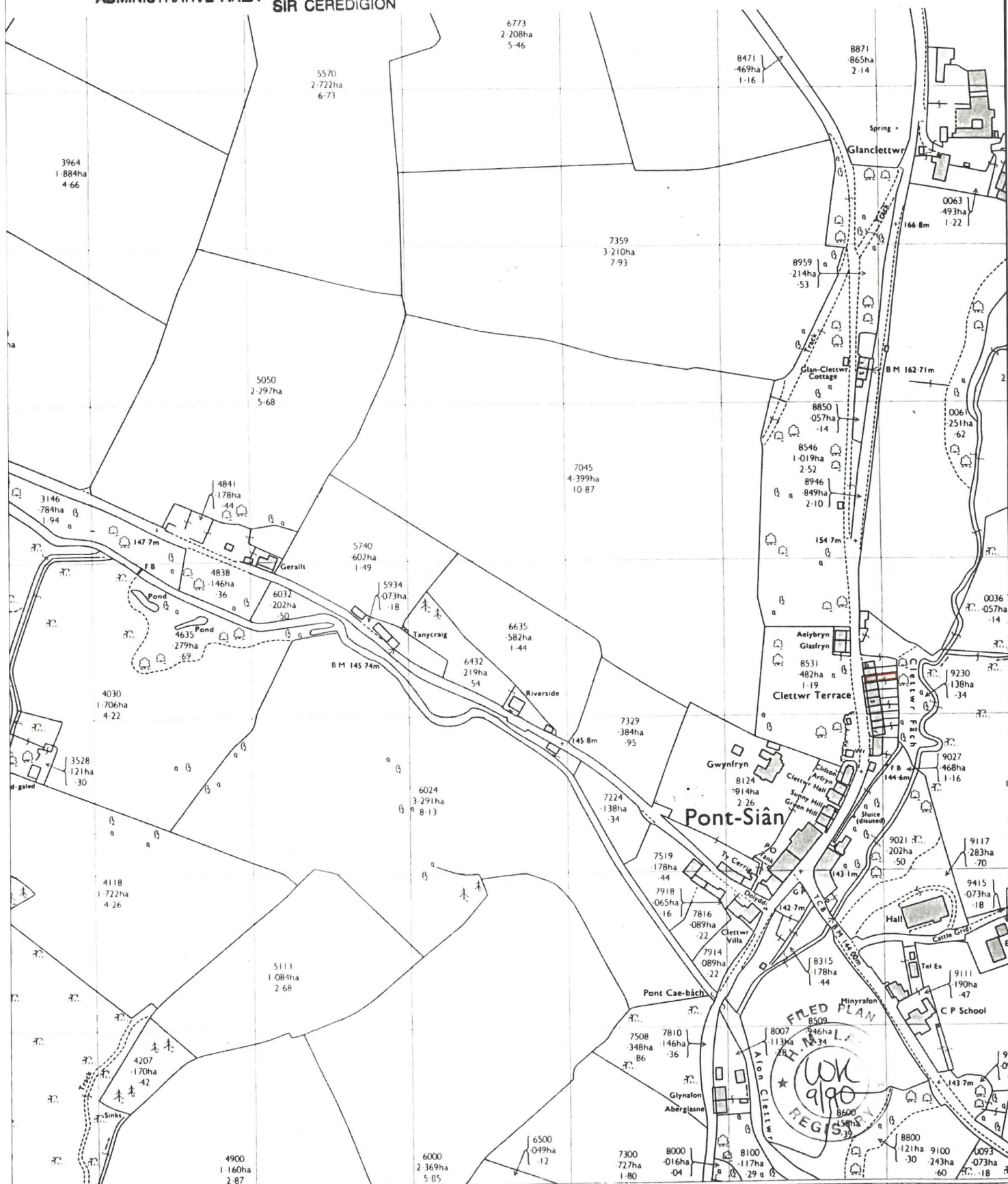
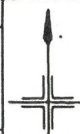
1ST FLOOR
267 sq ft (24.8 sq m) approx



TOTAL FLOOR AREA: 802 sq ft (74.5 sq m) approx

CEREDIGION
SIR CEREDIGION

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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Council Tax: Band B

N/A

Parking Types: On Street.

Heating Sources: Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: F (32)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

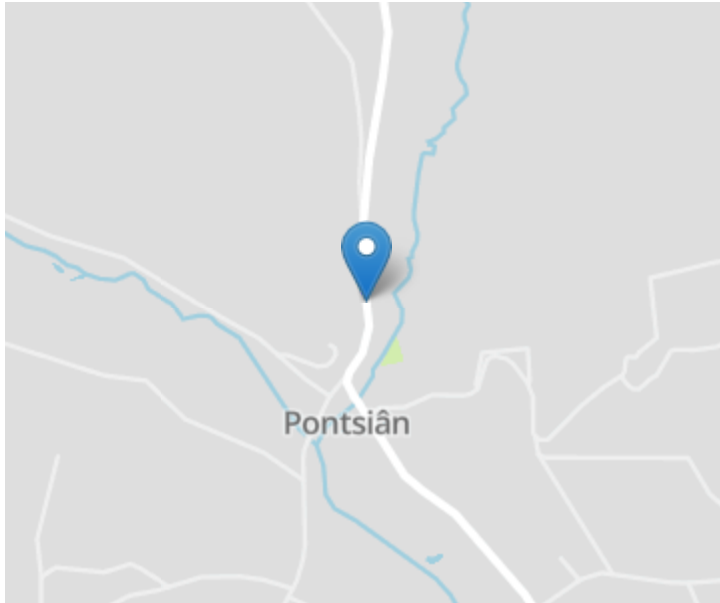
Any risk of coastal erosion? No

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



Directions

As you reach the Village of Pontsian from the A475 road at Rhydownen you will cross a river bridge and come to a 'T' Junction with a terrace of old stone properties opposite and the former Village Shop. Turn right at this point onto the B4459 road towards Talgarreg. After some 200 yards you will the terrace of cottages on your right hand side. Number 8 Clettwr Terrace is the last but one in the terrace, as identified 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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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