

A traditional 2 bedroom character cottage nestled in the rolling hills of North Ceredigion. Edge of Llanilar. Near Aberystwyth - West Wales.



Pen Ty Parc, Llanilar, Aberystwyth, Ceredigion. SY23 4QT.

£210,000

REF R/5180/ID

****Charming 2 bed traditional cottage**Set in approximately 0.3 acres of grounds**Nestled in the rolling hills of North Ceredigion**Picturesque views over open countryside**In need of some remedial work**Ample private parking**No near neighbours being in a quiet location**Full of charm and character**MUST BE VIEWED TO BE FULLY APPRECIATED****

The property comprises of entrance porch, entrance hall, lounge, office/study, kitchen/dining room, bedroom (in need of finishing), bedroom 2 / dressing room and shower room.

The property is situated rurally between the villages of Llanilar and Llangwryfon being only 5 miles from the Cardigan Bay coastline at Aberystwyth. The village offers a good level of local amenities and services including village shop, Post Office, primary school, doctors surgery, places of worship and public transport connectivity. The university town of Aberystwyth is within a 10 minute drive from the property offering a good level of local amenities and services including regional hospital, Network Rail connection, retail parks, Industrial estate and good employment opportunities, traditional high street offerings, higher education facilities and access to the famous promenade. Aberystwyth is the main strategic town in Mid Wales.



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GENERAL

PENTYPARC comprises of a traditional 1-2 bed character cottage set in an outstanding rural location in the rolling hills of north Ceredigion.

The property is in need of some remedial work and finishing off, due to personal circumstances is being sold and gives potential purchasers the opportunity to finish the property to their taste and standard.

This is a property worthy of an early viewing.

The accommodation provides as follows -

Kitchen/Dining Area

11' 9" x 15' 8" (3.58m x 4.78m) a sizeable kitchen comprising of fitted base and wall cupboard units with formica working surfaces above, electric range cooker with 7 ring LPG hob above, stainless steel drainer sink, double glazed window to rear, access hatch to loft. Space for fridge freezer and plumbing for automatic washing machine and outlet for tumble dryer.



Lounge

11' 8" x 15' 2" (3.56m x 4.62m) a character room with open fireplace (currently blocked up) red and black quarry tiles, 2 double glazed windows to front, exposed beams to ceiling.



Office/Study

5' 8" x 7' 0" (1.73m x 2.13m) with double glazed window to rear.



Main Entrance Hall

5' 8" x 8' 6" (1.73m x 2.59m) via hardwood door from porch.

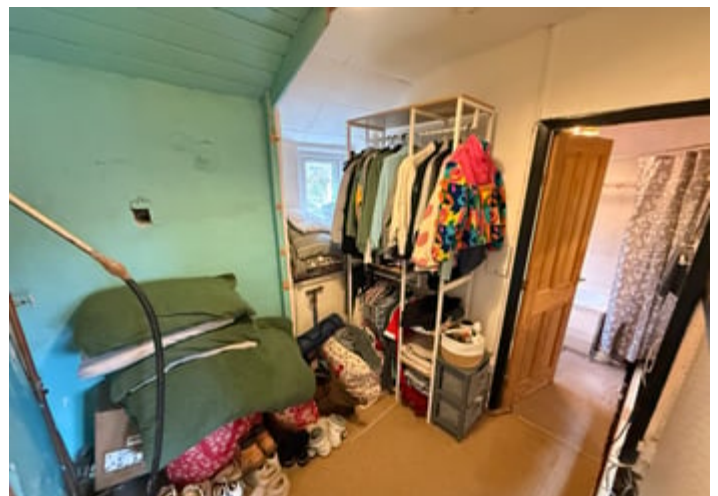
Bedroom 1

15' 4" x 8' 0" (4.67m x 2.44m) this room is currently not finished off, however has had part new flooring, exposed A frame beams, double glazed window to front, access into -



Dressing Room/Bedroom 2

7' 0" x 8' 0" (2.13m x 2.44m) with double glazed window rear.



Bathroom

8' 0" x 7' 0" (2.44m x 2.13m) having a three piece suite comprising of a low level flush w.c. pedestal wash hand basin, panelled bath with Triton electric shower above, heated towel rail, frosted window to rear.



EXTERNALLY

The Grounds

The property sits in approximately 0.3 acres of grounds, mostly laid to grassed area with rockery and ornamental pond. Benefits from outstanding panoramic country views from all directions.

There are also 2 concrete sectional build garages.

Ample private parking.





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To keep up to date please visit our Website, Facebook and Instagram Pages

Services

We are advised that the property benefits from mains water and electricity, Private drainage to septic tank with soakaway with easement. LPG Gas central heating.

Council Tax Band C (Ceredigion County Council).

Tenure - Freehold.

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

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

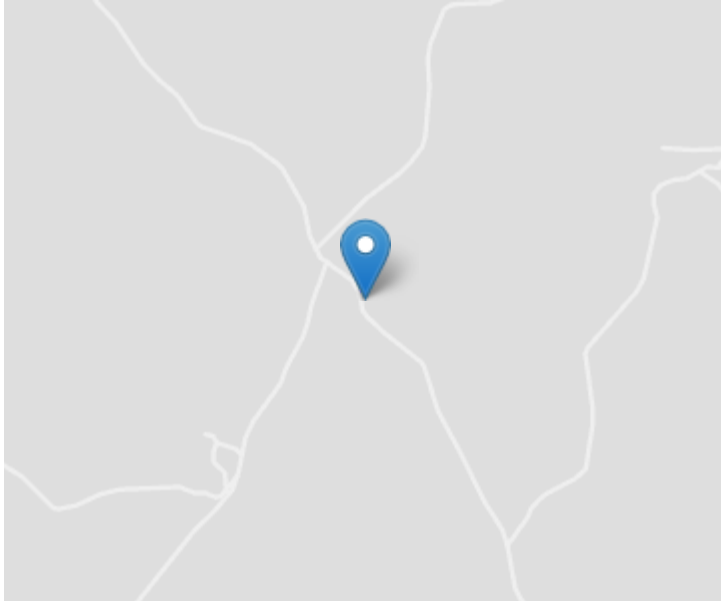
Any risk of coastal erosion? No

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

Travelling north from Aberaeron on the A487 coast road towards Aberystwyth. Travel for approximately 12 miles into the village of Llanfarian. Take the right hand junction on the A485 Tregaron/Llanilar Road. Continue on this road for approximately 2 miles, taking the right hand junction just after Abermad. Continue on this road for some ½ a mile and on the hairpin bend take the left junction and continue around the right hair pin bend. Continue on this road for approximately a mile and you will see the property on your left hand side as identified by the agents for sale board.

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

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