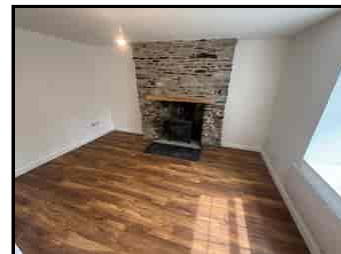
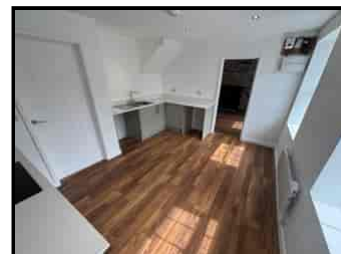


A refurbished 2 bedroomed semi detached cottage. Village Centre location. Llanddewi Brefi West Wales



Brynawel, Llanddewi Brefi, Tregaron, Ceredigion. SY25 6RL.

£159,950

REF: R/4699/LD

*** No onward chain - Priced to sell *** Village Centre location - Llanddewi Brefi *** Nicely and tastefully refurbished throughout *** Deceptive 2 bedroomed accommodation *** UPVC double glazing, electric heating and good Broadband connectivity

*** Low maintenance walled side garden area - A blank canvas to create your own outside space

*** Popular Village location with Public House, Places of Worship and good Village Community *** Perfectly suiting 1st Time Buyers or for retirement living *** At the foothills of the Cambrian Mountains being renowned for its outstanding natural beauty *** 3 miles from Tregaron and 8 miles from Lampeter *** Viewings are highly recommended



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Carmarthenshire, SA31 3AD
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LOCATION

Llanddewi Brefi is an historic Village know to be associated with St David located in the heart of the Teifi Valley at the foothills of the Cambrian Mountains. The Village offers a thriving Community with a Public House, Places of Worship, Cafe and Community Hall. The Market Town of Tregaron which offers a wider range of facilities lies within 3 miles and the University Town of Lampeter lies within 8 miles, to the South, and the University Town Coastal Resort and Administrative Centre of Aberystwyth, to the North, being a 30 minute drive.

GENERAL DESCRIPTION

A nicely refurbished 2 bedroomed semi detached cottage providing a modern kitchen and wet room. The property is deceptive in size and is nicely presented.

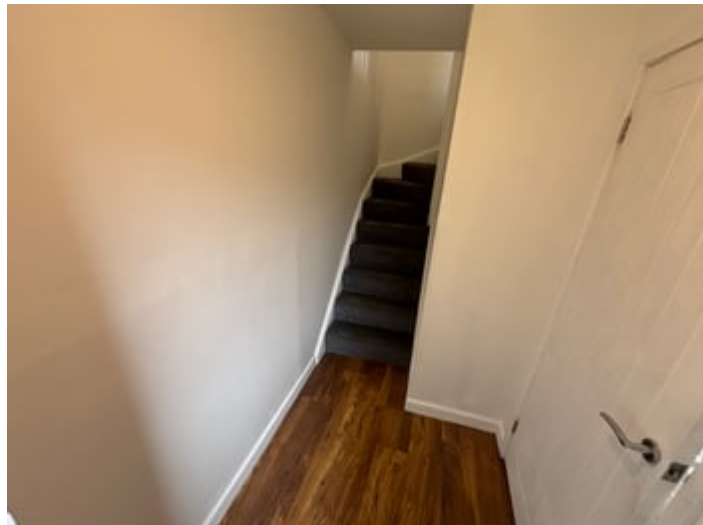
Externally it enjoys a low maintenance blank canvas walled garden area with potential to create fantastic outside space. It enjoys a centre of Village location and suits a range of Buyers.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door, staircase to the first floor accommodation, laminate flooring.



KITCHEN

13' 6" x 11' 7" (4.11m x 3.53m). A modern Shaker style Sage Kitchen with a range of wall and floor units with Quartz work surfaces over incorporating a stainless steel 1 1/2 sink and drainer unit, integrated electric oven, 4 ring hob with extractor hood over, plumbing and space for automatic washing machine, electric wall mounted radiator, two windows to the front, spot lighting.



KITCHEN (SECOND IMAGE)



LIVING ROOM

14' 6" x 10' 8" (4.42m x 3.25m). A particular feature being the exposed stone open fireplace housing a cast iron multi fuel stove, laminate flooring, wall mounted electric radiator.



FIRST FLOOR

LANDING

With access to the loft space.

BEDROOM 1

14' 6" x 10' 8" (4.42m x 3.25m). With wall mounted electric radiator.



BEDROOM 2

14' 5" x 9' 0" (4.39m x 2.74m). Being 'L' shaped, with two windows to the front, wall mounted electric radiator.



SHOWER ROOM/WET ROOM

With a walk-in shower facility with electric shower, low level flush w.c., pedestal wash hand basin, aqua boarded walling and flooring, extractor fan.



EXTERNALLY

GARDEN

A blank canvas. A walled side garden area with walls remaining from the original outhouse and could provide fantastic outdoor space.



GARDEN (SECOND IMAGE)



FRONT OF PROPERTY



AGENT'S COMMENTS

A tastefully refurbished and nicely positioned semi detached cottage deserving early viewing.

TENURE AND POSSESSION

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

COUNCIL TAX

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

MONEY LAUNDERING REGULATIONS

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.

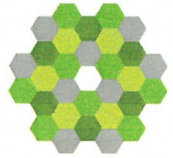
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

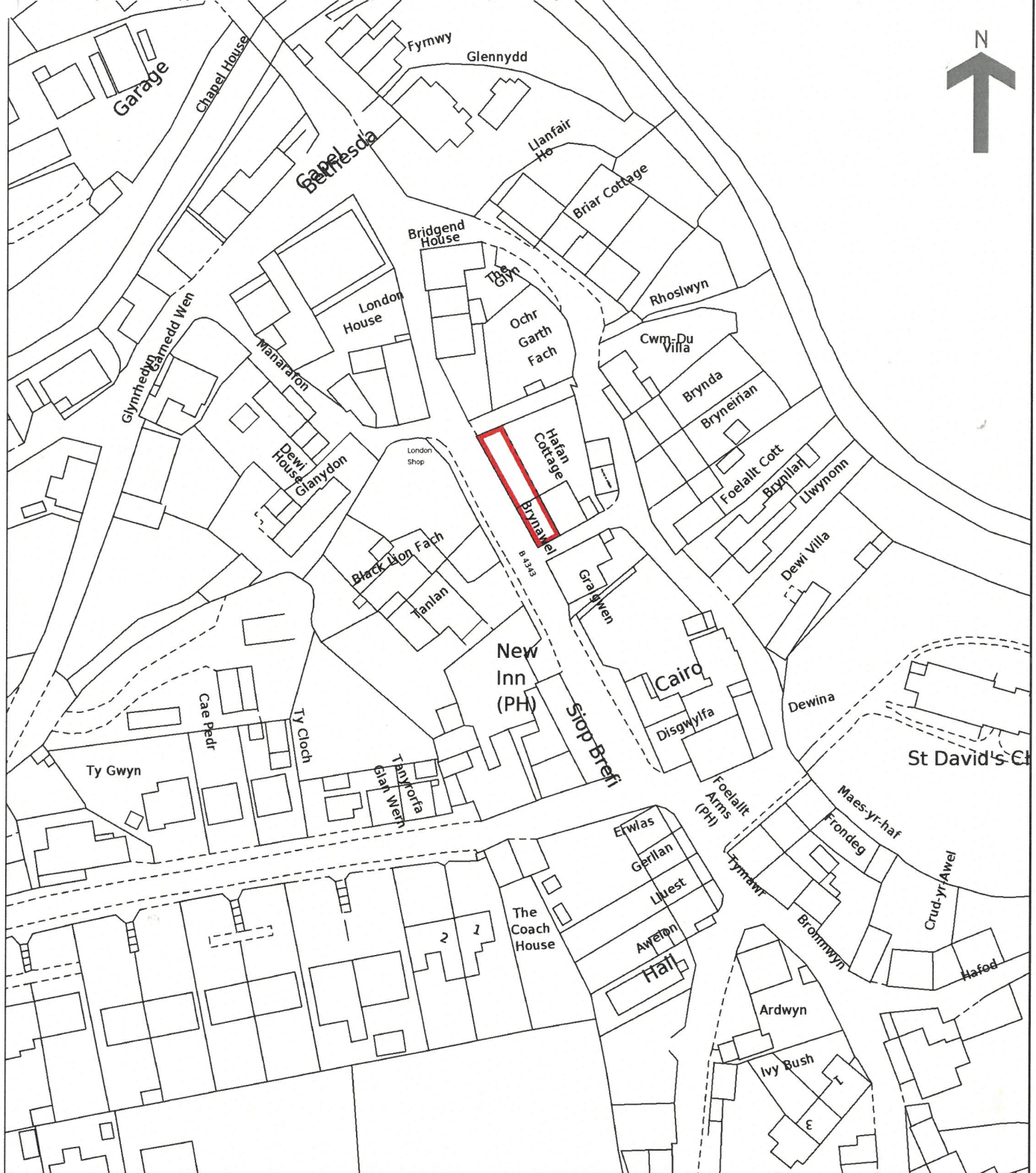
HM Land Registry

Official copy of
Title plan

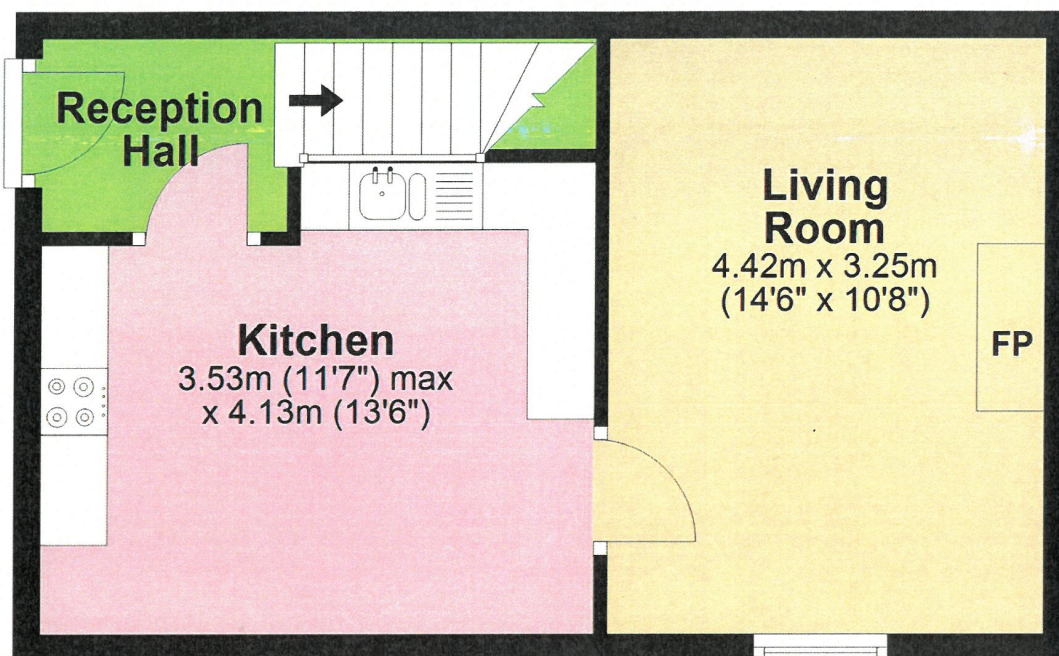
Title number **CYM882664**
Ordnance Survey map reference **SN6655SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



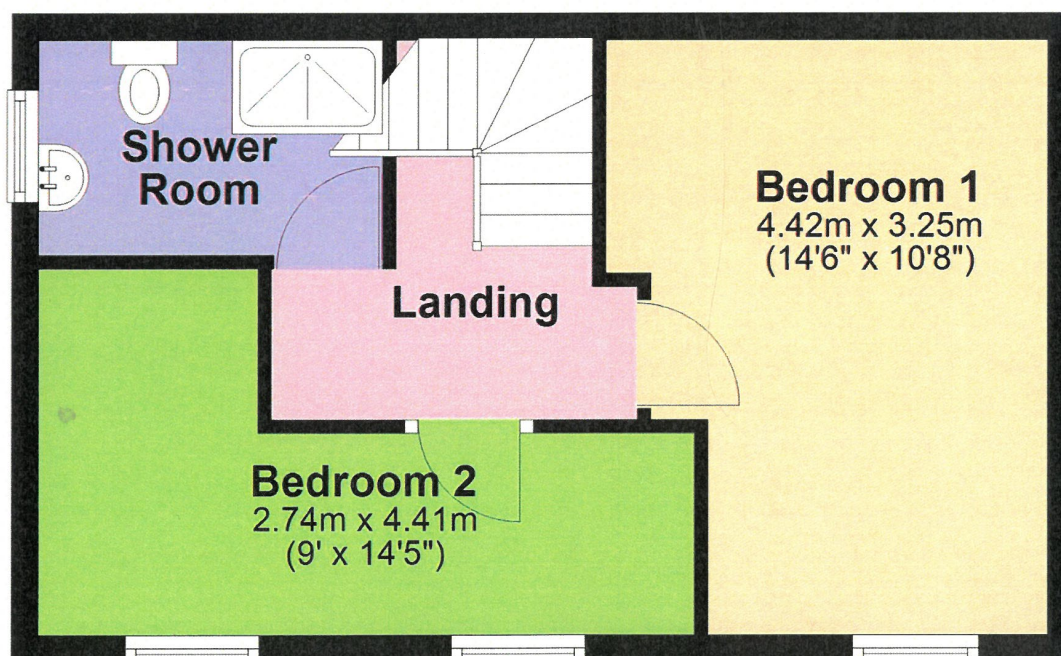
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Ground Floor



First Floor



Total area: approx. 66.7 sq. metres (717.6 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

Brynawel, Llanddewi Brefi, Tregaron

Council Tax: Band C

N/A

Parking Types: No Parking Available.

Heating Sources: Double Glazing.
Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (57)

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


From Lampeter take the A485 road North towards Tregaron. Proceed through the Villages of Bettws Bledrws and Llangybi. Once reaching Llanio proceed through the Hamlet and turn right for Llanddewi Brefi. Once reaching the 'T' junction at the end of the Village turn right into the Village. Proceed over the bridge, with the Chapel being on your right hand side. Continue for a further 100 yards and the property will be located on your left hand side, 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'.

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(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 :

Lampeter Office
12 Harford Square
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Ceredigion
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E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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