

*A charming and recently refurbished 3 bedroomed semi detached cottage with off lying garden and parking. 1 mile from Llandysul, West Wales*



Panteg, Gorrig Road, Pentrellwyn, Llandysul, Ceredigion. SA44 4LF.

£210,000

REF: R/5111/LD

\*\*\* A charming and newly refurbished semi detached cottage \*\*\* Traditional stone and slate construction with 3 bedroomed accommodation \*\*\* Newly fitted modern kitchen and suite \*\*\* Air source heating, solar panels and internal wall insulation \*\*\* Modern Family living - Open plan living ready to move into

\*\*\* Off lying garden - Newly levelled and with garden shed \*\*\* In addition a parking area for up to 3/4 vehicles with former garage/workshop \*\*\* The property enjoys great views over the surrounding countryside

\*\*\* Located in Gorrig Road - Being 1 mile from the Teifi Valley Town of Llandysul \*\*\* Close to Ysgol Bro Teifi School \*\*\* A 20 minute drive to the Cardigan Bay Coast \*\*\* Contact us today to view



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## LOCATION

The property is situated on the fringes of the former Market Town of Llandysul which offers a range of services including a new Community Primary and Secondary Education Centre, Local and National Retailers, Public Transport connectivity, Places of Worship, Doctors Surgery, Public Houses and Restaurant.

## GENERAL DESCRIPTION

A traditional yet modernised 3 bedroomed semi detached cottage benefiting from air source heating, solar panels and internal wall insulation. It has been refurbished throughout with a modern kitchen and bathroom.

The property benefits from an off lying garden area being newly levelled with steps leading from the parking area. There lies parking for 3/4 vehicles and the remains of a former garage/workshop.

In all a highly attractive property in a sought after locality, 1 mile from Llandysul.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### OPEN PLAN KITCHEN/DINER/LIVING ROOM

15' 1" x 21' 8" (4.60m x 6.60m). With UPVC front entrance door, staircase to the first floor accommodation.

## LIVING AREA

With laminate flooring, radiator.



## LIVING AREA (SECOND IMAGE)



## KITCHEN AREA

14' 4" x 11' 9" (4.37m x 3.58m). A modern gloss fitted kitchen with a range of wall and floor units, open fireplace with space for a stove.





## DINING AREA



## DINING AREA (SECOND IMAGE)



## FURTHER KITCHEN AREA

With fitted floor units, 1 1/2 sink and drainer unit, plumbing and space for dishwasher, side entrance door to the courtyard, space for an upright fridge/freezer.



## UTILITY ROOM

7' 3" x 4' 4" (2.21m x 1.32m). With laminate flooring, radiator, plumbing and space for automatic washing machine and tumble dryer.



## SHELTERED COURTYARD/AMENITY STORE



## FIRST FLOOR

## REAR LANDING

Leading to

## BATHROOM

A modern newly fitted 3 piece suite comprising of a p-shaped panelled bath with double headed shower over, enclosed w.c., vanity unit with wash hand basin, chrome heated towel rail, extractor fan, vaulted ceiling.



## REAR BEDROOM 3

10' 1" x 7' 6" (3.07m x 2.29m). With Velux roof window, radiator.



## FRONT LANDING

Leading to

## BEDROOM 1

14' 9" x 7' 0" (4.50m x 2.13m). With radiator, enjoying fantastic views over the surrounding countryside.



## FRONT BEDROOM 2

12' 6" x 10' 2" (3.81m x 3.10m). With radiator, two windows to the front with fantastic views over the surrounding countryside.



## BEDROOM 2 (SECOND IMAGE)





## EXTERNALLY

### FRONT OF PROPERTY

Front forecourt with dwarf walls and galvanised railing, slate slabs to the front entrance door.



### OFF LYING GARDEN AND PARKING AREA

Located 100 yards from the property lies a concreted parking area with the remains of a former garage/workshop which could be reinstated.



## GARDEN

Steps to the side of the parking area leads up to a level garden area recently being levelled and providing a magnificent view point over the surrounding countryside providing an adequate outside area. The garden is laid to lawn.



### GARDEN (SECOND IMAGE)



## AGENT'S COMMENTS

A traditional and highly appealing semi detached cottage in a sought after locality. A must view.

## TENURE AND POSSESSION

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 - '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, private drainage, air source heating, solar panels, internal wall insulation, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.





0 5 10 15 20 25 30 35 40 50m

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Map scale 1:1250

**Council Tax:** Band C

N/A

**Parking Types:** Private.

**Heating Sources:** Air Source Heat Pump.  
Solar.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (39)

**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

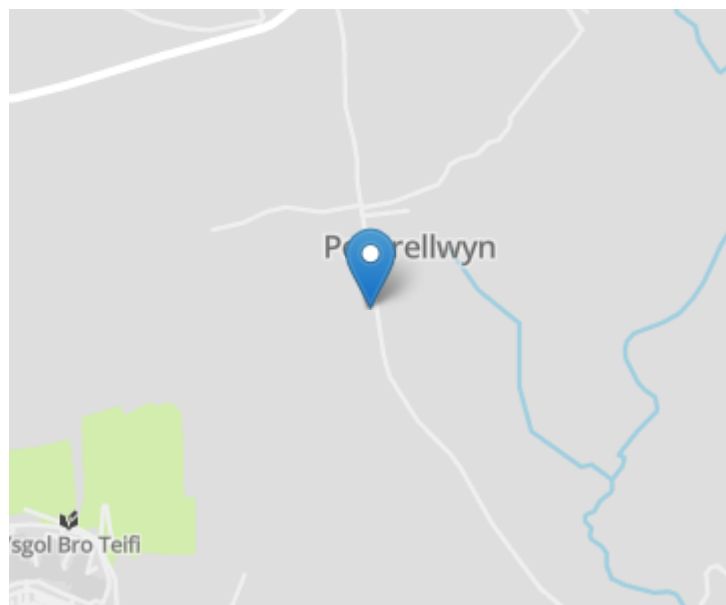
**Is the property listed?** No

**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 Llandysul head North on the A486. After leaving the Town take the first turning on the right hand side signposted Gorrig. Proceed for approximately a mile and the property can be found on the 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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

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