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Since 1989

A beautifully situated country cottage in spacious well kept grounds. Close to the Coast. 2.5 miles from Aberaeron, West Wales



Penrhiw Fach, Neuaddlwyd, Ciliau Aeron, Lampeter, Ceredigion. SA48 7RG.

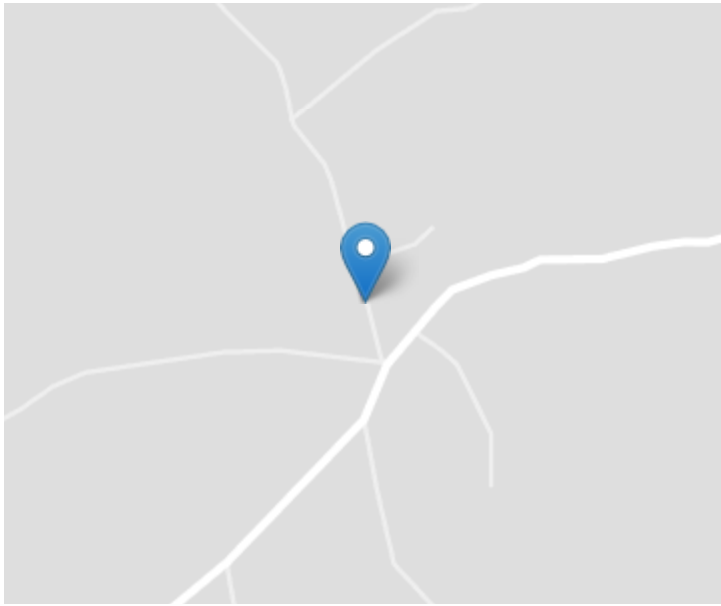
REF: R/3844/LD

£250,000

*** Beautifully situated country cottage *** Situated in spacious and well kept grounds *** Close to the Coast - 2.5 miles from Aberaeron *** Comfortable 2 bedroomed accommodation *** In need of general modernisation and updating *** Traditional stone and slate construction *** Economy 7 heating and UPVC double glazing

*** Situated on a sizeable plot with a well kept and mature garden area to the side and rear *** Various timber potting sheds *** Poly tunnel frame and Greenhouse *** Off street parking *** Potential for the erection of a garage (subject to consent) *** Surrounded by open farmland - Enjoying great views over the surrounding Aeron Valley

*** Close to Aberaeron and Lampeter *** A rural retreat suiting a range of Buyers *** Enjoying an unspoilt and rural countryside setting



LOCATION

The property is located just 2.5 miles from the Georgian and Coastal Harbour Town of Aberaeron on the Cardigan Bay Coast, 1 mile from the Lampeter to Aberaeron A482 roadway and within easy of the Cardigan Bay Heritage Coastline. In all enjoying a private and unspoilt rural position.

GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this traditionally built and delightfully situated country cottage close to the Coast. The property benefits from Economy 7 heating, full double glazing, is comfortable appointed but is in need of general modernisation and updating.

The property offers 2 bedroomed accommodation with a great possibility for conversion and extension to provide further accommodation, is desired (subject to consent).

The property is situated on a sizeable plot with a well kept and mature garden area to the side and rear. It enjoys a level lawned area and a variety of potting sheds, greenhouse and former poly tunnel.

it enjoys a delightful rural position with far reaching views over the Aeron Valley, is close to the Coast, whilst also enjoying the West Wales countryside.

THE ACCOMMODATION

The property in particular offers the following.

RECEPTION HALL

Accessed via a solid front entrance door, night storage heater, laminate flooring, access to an insulated loft space, separate

built-in store cupboard.

DOUBLE BEDROOM 1

14' 6" x 12' 9" (4.42m x 3.89m). With night storage heater, double aspect windows.



DOUBLE BEDROOM 2

12' 1" x 9' 3" (3.68m x 2.82m). With laminate flooring, night storage heater, views over the rear patio.



BATHROOM

9' 6" x 8' 1" (2.90m x 2.46m). A delightful 3 piece suite comprising of a panelled bath with mixer tap and shower attachment, vanity unit with a wash hand basin, low level flush w.c., separate built-in airing cupboard with copper cylinder and immersion heater.



LIVING ROOM

15' 4" x 15' 4" (4.67m x 4.67m). Full of character, with an original stone feature fireplace incorporating a multi fuel stove with a tiled hearth, exposed beamed ceiling, night storage heater, UPVC patio doors opening onto the rear garden area.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



KITCHEN

15' 2" x 7' 3" (4.62m x 2.21m). A cottage style fitted kitchen with a range of wall and floor units, stainless steel single sink and drainer unit, integrated automatic dishwasher, integrated Hotpoint automatic washing machine, integrated fridge, fitted Belling electric fan oven, LPG gas hob with extractor fan over, night storage heater, side entrance door to the garden area.



KITCHEN (SECOND IMAGE)



EXTERNALLY

GARDEN

A particular feature of this country cottage is its well kept and mature garden area. The garden surrounds the property having an abundance of ornamental shrubbery and plants. The garden is private and not overlooked and is surrounded by open farmland.

The garden is largely triangular in nature having a delightful elevated yet sheltered position with mature shrubs, trees, level lawned areas and enjoying panoramic views over the surrounding unspoilt Aeron Valley countryside.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



PATIO AREA

Directly to the rear of the cottage lies a large decking/patio area that could be utilised to offer itself for the erection of a conservatory, Summer room, etc, (subject to consent).



ALUMINIUM GREENHOUSE



FORMER POLY TUNNEL

NUMBER OF POTTING SHEDS



PARKING AND DRIVEWAY

The property has its own gated double parking area which is gravelled based with further steps and access ways to the garden and to the side of the residence. There is a separate front entrance forecourt with gravel and stone walling with shrubbery.



FRONT OF PROPERTY



REAR OF PROPERTY



VIEWS FROM PROPERTY



AGENT'S COMMENTS

A delightful country cottage set in unspoilt countryside.

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 - 'D'.

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, Economy 7 heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.


Directions

The property is best approached by taking the A482 from Aberaeron towards Lampeter. From Aberaeron proceed South East for approximately 2 miles. Take the first turning right signposted Oakford and Neuadd Lwyd and Celaeron Equestrian Centre. Continue up the hill. At the top of the hill at the staggered crossroads turn right for Celaeron Equestrian Centre. Proceed for 150 metres and the property will be the first 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

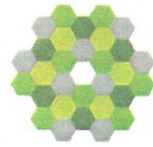
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

HM Land Registry
Official copy of
title plan

Title number **CYM57156**
Ordnance Survey map reference **SN4659SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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