

*A traditional 2 bed character cottage set in generous grounds. Village centre location. Ffostrasol
Near Llandysul - West Wales.*



Llain, Ffostrasol, Llandysul, Ceredigion. SA44 4SY.

£245,000

Ref R/5137/ID

****Traditional stone built character cottage**Comfortable 2 bed accommodation**Set within its own generous gardens and grounds**Detached bed sit**Large outbuilding/Workshop**Ample private parking**Village centre location**Easy walk to all village amenities**In need of cosmetic upgrading and modernisation****

The accommodation currently provides - conservatory/sun room, kitchen, lounge/dining room, cosy sitting room, 2 double bedrooms and bathroom.

The property is located in the centre of the rural village community of Ffostrasol, being a level walking distance to village shop, public house/restaurant and is on a bus route. Situated some 8 miles south of the popular coastal resort and seaside fishing village of New Quay on the Cardigan Bay coastline and an easy travelling distance to the Teifi valley towns of Llandysul, Newcastle Emlyn and Cardigan. A 35 minute drive to Carmarthen and the link road to the M4 motorway and rail network.



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GENERAL

A traditional 2 bed cottage of stone construction under a slated roof. Built in the late 1800's. Benefits from a multi fuel heating system and double glazing throughout.

The accommodation provides as follows -

GROUND FLOOR

Conservatory / Sun Room

11' 5" x 18' 5" (3.48m x 5.61m) via half glazed upvc door, vaulted ceiling, double glazed windows.

Kitchen

14' 8" x 7' 3" (4.47m x 2.21m) range of base and wall cupboard unit with formica working surfaces, stainless steel drainer sink, space for washing machine, space for electric oven, double glazed window to side, exposed beam. Steps leading to -



Lounge/Dining Room

13' 2" x 12' 9" (4.01m x 3.89m) with eco boiler, multi fuel stove with back boiler for heating of hot water. Stairs to first floor, double glazed windows to front and rear, half glazed upvc door to front, exposed beams. Door into -





Cosy Lounge

10' 8" x 13' 2" (3.25m x 4.01m) with open fireplace with brick surround, quarry tiled flooring, double glazed window to front and rear, central heating radiator, exposed beams.



FIRST FLOOR

Landing

10' 7" x 5' 3" (3.23m x 1.60m) with exposed beams and sky light.

Master Bedroom1

12' 8" x 13' 0" (3.86m x 3.96m) with 2 double glazed windows to front, central heating radiator, airing cupboard housing hot water tank and immersion.



Double Bedroom 2

10' 8" x 10' 5" (3.25m x 3.17m) with double glazed window to front, central heating radiator.



Bathroom

6' 9" x 5' 6" (2.06m x 1.68m) having a three piece suite comprising of a panelled bath with 'u' bath door, main shower above, dual flush w.c. pedestal wash hand basin, pvc lined walls, sky light, central heating radiator.



EXTERNALLY

To the Front

The property is approached via a gravelled driveway with ample private parking and turning space for several vehicles. Access into -



Former Cow Shed

19' 2" x 18' 5" (5.84m x 5.61m) currently utilised as a Workshop of stone wall construction with power and lights connected.

Pathway leads to -





Rear Garden

Being one of the main features of this property with its generous rear garden, mostly laid to lawn with many mature trees, shrubs, flower beds and hedgerows making it fully enclosed.



Detached Bed Sit

16' 0" x 8' 0" (4.88m x 2.44m) comprising of a lounge area and bedroom.

(Please note - that this has been converted for 10 years and is used as overflow accommodation).



VIEWING ARRANGEMENTS

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

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.

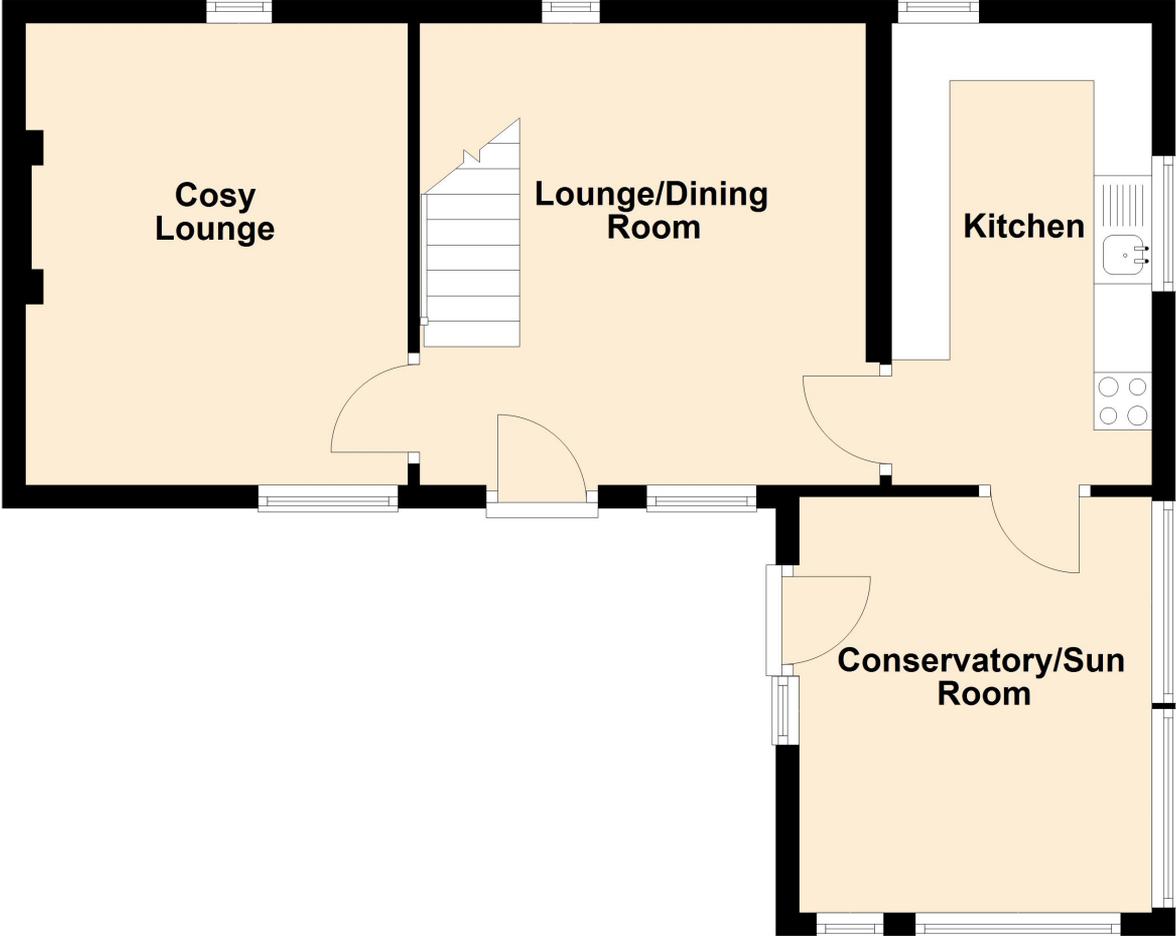
Services

We are advised that the property benefits from mains water, electricity and drainage. Multi fuel heating system.

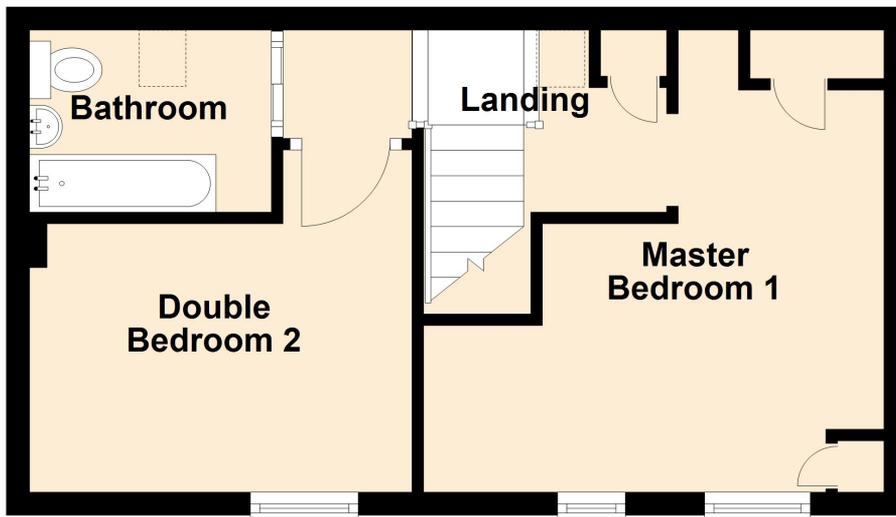
Council Tax Band - Local Authority - Ceredigion. County Council.

Tenure - Freehold.

Ground Floor



First Floor



MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains 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 Aberaeron, proceed south west on the main A487 road continuing through the villages of Ffosyffin, Llwyncelyn, Llanarth and into Synod Inn. Turn left at the crossroads in Synod Inn onto the A486, continue on this road for approximately 3 miles until you reach the village of Ffostrasol. In the centre of the village just after the Ffostrasol Arms public house, you will see the property on the right hand side as identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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