

*A character country cottage beautifully presented and set in its own grounds of approx 1 acre.
Cwrtnewydd, Near Lampeter, West Wales*



Yr Aber, Cwrtnewydd, Llanybydder, Ceredigion. SA40 9YJ.

£500,000

REF: R/4891/LD. NEW PRICE - Offers in excess of £500,000

*** Stunning country property *** Unique and unrivalled, beautifully presented, 3 bedroomed, 2 bathroomed accommodation *** A masterpiece with a Green Oak dining room overlooking the gardens *** A rare opportunity - do not miss out *** Refurbished in recent years and now providing brand new UPVC double glazing, carpets, and upgraded accommodation *** Ready to move into - no further work required *** Stone barn/workshop - ideal for redevelopment or conversion (subject to consent) *** Bespoke painted pine kitchen *** Large open plan living areas *** External oil fired central heating
*** Good broadband speeds available

*** Garden glory! approx 1 acre of lawned garden area *** Extensive garden with range of vegetable and fruit beds along with a polytunnel (35' x 12')
*** Purpose built barbecue area with Pizza oven *** Gated gravelled driveway with ample parking and turning space

*** Semi rural location - Truly idyllic *** Bordering a gently flowing stream close to the University Town of Lampeter and the Market Town of Llanybydder *** A short distance to the Cardigan Bay at New Quay



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LOCATION

Located in a pleasant rural location within the rural Village of Cwrtnewydd whilst only 1.5 miles from the Village of Drefach and its new primary school 'Ysgol Dyffryn Cledlyn', 6 miles from the University Town of Lampeter, 5 miles from Llanybydder and just 12 miles inland from the Cardigan Bay Coastline at New Quay and the Harbour Town of Aberaeron.

GENERAL

A truly unique opportunity. Yr Aber offers potential purchasers with an opportunity of acquiring a full of character fully refurbished country cottage offering spacious 3 double bedroomed accommodation whilst enjoying the modern conveniences of external oil fired central heating and UPVC double glazed windows.

A particular feature of this stunning residence is its extensive lawned garden that borders a gently flowing stream and mature woodland, in all making this an ideal country get away that is indeed a short drive from a range of local amenities.

Don't miss out on a property of this calibre that won't stay on the market for long.

THE ACCOMMODATION

The accommodation provides more specifically the following:-

RECEPTION HALL



LIVING ROOM

20' 9" x 13' 9" (6.83m x 4.19m) overall. Having access via a upvc front entrance door wood effect laminate flooring throughout, open fire housing a cast iron multi fuel stove on slate hearth. TV. and telephone point, Oak beam room divider with built-in wall to wall storage cupboard and a snug/office space potential.



LIVING ROOM (SECOND ANGLE)



LIVING ROOM (THIRD ANGLE)



REAR LOBBY

With solid entrance door.

CLOAKROOM

With low level flush w.c., modern wash hand basin with chrome mixer tap. Extractor fan, tiled flooring.

KITCHEN/DINER

21' 8" x 11' 7" (6.60m x 3.53m) With a beautiful Bespoke Pine painted fitted Kitchen with a range of floor cupboards with Oak worktops, stainless steel 1 1/2 bowl sink and drainer unit with chrome mixer tap, Hotpoint electric fan oven, Smeg 4 ring induction hob, stainless steel extractor fan over, double aspect Oak framed windows overlooking the rear garden, spot lighting, laminate oak effect flooring, rear UPVC entrance door to a gravelled parking area.



KITCHEN/DINER (SECOND ANGLE)



KITCHEN/DINER (THIRD ANGLE)



DINING AREA

With breathtaking views overlooking the garden, with Oak Bifold doors with double glazed panels opening onto the patio area with steps leading to the garden, vaulted ceiling, tongue and groove walls. Truly a beautiful place to enjoy the garden and beyond



PANTRY/UTILITY

With tiled flooring, plumbing for washing machine, space for fridge/freezer.

REAR HALLWAY

With understairs storage cupboard.

BEDROOM 3

10' 5" x 15' 0" (3.17m x 4.57m) With radiator, oak flooring.



EN-SUITE

Fully tiled suite with enclosed shower cubicle, low level flush w.c. incorporating wash hand basin. Chrome heated towel rail.



FIRST FLOOR

LANDING

With large Velux window.



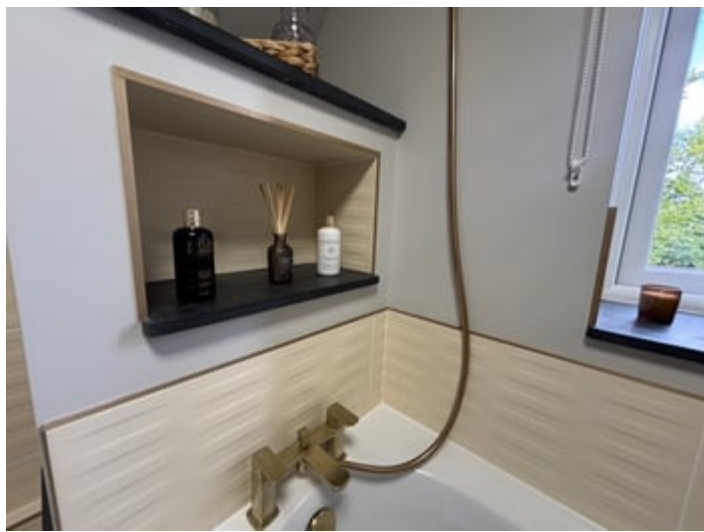
BEDROOM 1

14' 9" x 14' 7" (4.50m x 4.45m). With radiator, two large Velux windows, built-in wardrobes.



FAMILY BATHROOM

Brand new designer suite with panelled bath with brushed gold centre tap and shower attachment. A floating 2 drawer vanity unit, with central brushed gold tap. Enclosed low level flush w.c. Brushed gold heated towel rail. Window overlooking the garden.



BEDROOM 2

11' 5" x 15' 4" (3.48m x 4.67m). With two large Velux windows, radiator.



EXTERNALLY

STONE BARN / WORKSHOP / FORMER DAIRY

Providing potential for conversion/re-development (subject to consent). Currently utilised as a workshop area for the current Vendors. The workshop benefits from a new tin roof, concrete flooring throughout, work bench, with the loft space formerly a hay store.



GARDEN

The WOW factor. A sense of peace and seclusion. A particular feature of this stone and slate character country cottage is its beautiful and extensive lawned garden area bordering a gentle stream to one side and mature woodland to the other. The garden itself extends to approximately 1 acre, with a range of vegetable and fruit beds and a polytunnel measuring 35' x 12' with further potting shed and store shed.

Get back to nature and enjoy the good life, as being self sufficient and enjoy the bespoke hand made covered terrace created from the surrounding woodland.

The garden deserves to be viewed at its earliest convenience. With it being around 1 acre size, the garden could be split into manageable paddocks and ideal for animal keeping, with it being level and having its own gated road access point to the rear.



GARDEN (SECOND VIEW)



GARDEN (THIRD VIEW)



PIZZA/BREAD OVEN



PATIO AREA



VEGETABLE GARDEN



TERRACED GARDEN



POLYTUNNEL



PARKING AND DRIVEWAY

Please note: A neighbour has a pedestrian Right of Way along the side of the boundary edge of the property. This has a separate pedestrian gate and doesn't infringe on the property.



FRONT OF PROPERTY



REAR OF PROPERTY



AGENTS COMMENTS

A highly sought after country cottage in a delightful part of West Wales.

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 - 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

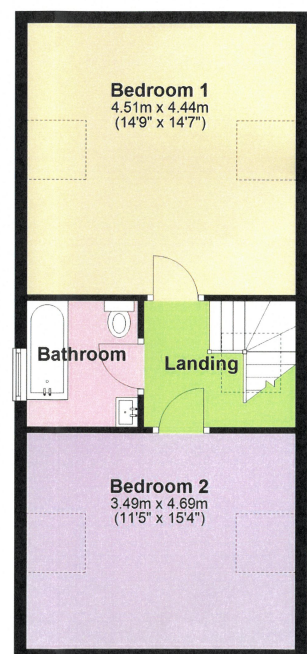
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, double glazed windows, telephone subject to B.T. transfer regulations, Broadband available.



Ground Floor



First Floor



Total area: approx. 157.7 sq. metres (1697.2 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.

Parking Types: Driveway. Garage.
Gated.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (71)

**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

Construction Type

Stone and Slate



Directions

From Lampeter take the A475 Newcastle Emlyn roadway. Continue to the Village of Drefach, turning right onto the B4338. Continue to the Village of Cwrtnewydd and in the Village centre, rather than follow the road around to the right, continue straight on, i.e., take the second left on a small country lane (Agents arrow board). Continue for approximately half a mile and the property can be found on your left hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - 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+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(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 :

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