

*Motivated Seller. An idyllic character detached cottage set in the un-spoilt countryside. Near Lampeter, West Wales*



Plas Bach Cottage, Llanfair Road, Lampeter, Ceredigion. SA48 8JZ.

**£230,000 Offers in Region of**

**REF: R/3748/LD**

\*\*\* Motivated Seller \*\*\* No onward chain - Priced to sell \*\*\* Idyllic character detached cottage \*\*\* Deceptive 2 bedroomed accommodation with additional two loft rooms \*\*\* LPG fired central heating and Broadband connectivity \*\*\* Deceptive accommodation with further conversion opportunity (subject to consent) \*\*\*

\*\*\* Newly fitted double glazed windows and door \*\*\* Cottage style gardens \*\*\* Private patio area to the rear of the property \*\*\* Delightful and un-spoilt rural surroundings

\*\*\* 1.5 miles from the University Town of Lampeter \*\*\* Rural but not remote \*\*\* Delightful and sought after - Perfect move to West Wales \*\*\* Contact us today to view \*\*\* Walk-Through Video available on our Website - [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



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## LOCATION

Located in the heart of the Teifi Valley and enjoying a delightful location set off a quiet district road, just 1.5 miles from the University Town of Lampeter and 1 mile from the Village of Llanfair Clydogau. The University Town of Lampeter offers a good range of amenities with good recreational, leisure and educational facilities.

## GENERAL DESCRIPTION



Sought after country cottage enjoying a convenient location just 1.5 miles from the University Town of Lampeter. The property offers deceptive and spacious 2 bedroomed ground floor accommodation with two loft rooms above offering comfortable and deceptive living.

Externally it enjoys a private plot with a cottage style rear garden and off street parking areas.

## THE ACCOMMODATION

In all a highly desirable property and currently consisting of the following.

## LIVING ROOM



19' 7" x 13' 6" (5.97m x 4.11m). With solid front entrance door, two radiators, open fireplace with pine surround with flue in-situ, boiler cupboard housing the Ideal LPG central heating boiler, staircase to the loft rooms above.

## LIVING ROOM (SECOND ANGLE)



**KITCHEN**

12' 9" x 8' 8" (3.89m x 2.64m). A cottage style fitted Kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space, plumbing and space for automatic washing machine, rear entrance door radiator, double aspect windows, tiled flooring.

**INNER HALLWAY**

With radiator and original beamed ceiling.

**BATHROOM**

Having a 3 piece suite comprising of panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.

**BEDROOM 1**

13' 5" x 10' 5" (4.09m x 3.17m). With radiator, original beamed ceiling.

**BEDROOM 2**

10' 0" x 9' 7" (3.05m x 2.92m). With radiator, fitted wardrobes and glazed cabinets.

**LOFT OVER**

With staircase leading from the Living Room.



**LOFT ROOM 1**

18' 7" x 13' 1" (5.66m x 3.99m). With original 'A' framed beams, radiator, Velux roof window.

**LOFT ROOM 2**

19' 4" x 13' 1" (5.89m x 3.99m). With radiator, two Velux roof windows, undereaves storage area, original beamed ceiling.

**PLEASE NOTE**

Both of these rooms have limited head height but offers itself nicely for office space, play room, studio, etc.

**EXTERNALLY****GARDEN**

The property enjoys delightful cottage style gardens laid mostly to lawn with various shrub and flower borders and overlooks open farmland.

**GARDEN (SECOND IMAGE)****GARDEN (THIRD IMAGE)**

**PATIO AREA**

A patio area lies to the side of the property.

**PARKING AND DRIVEWAY**

Off street parking area for 2/3 vehicles.

**FRONT OF PROPERTY****REAR OF PROPERTY****AGENT'S COMMENTS**

A delightful character cottage in unspoilt surroundings.

**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, LPG fired central heating, newly fitted double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



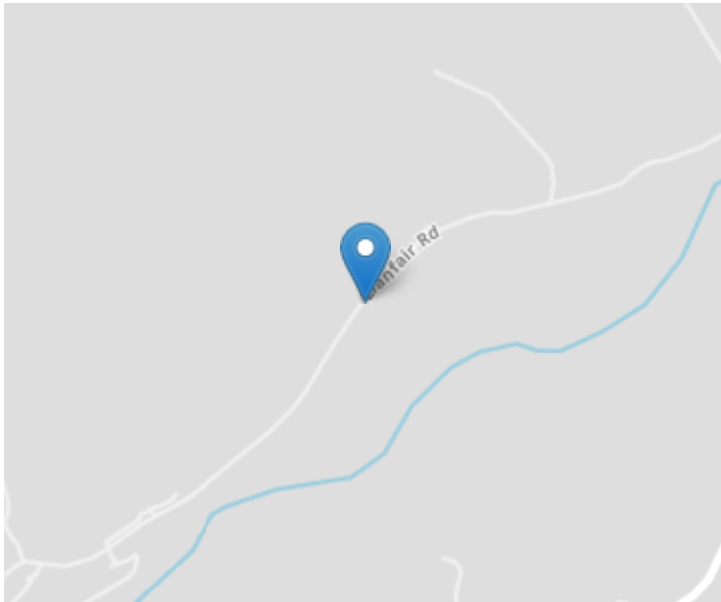
### Directions


From our Lampeter Office proceed along Bridge Street. Turn left onto Llanfair Road just opposite W.D. Lewis & Sons Agricultural Merchants and just before the Coop Supermarket. Continue over the hump back bridge, passing Brondeifi Chapel on your left hand side, and continue for a further 1.5 miles. The property will be found within a small Hamlet of cottages 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'.

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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