

An investment opportunity. A charming semi detached 3 bedroomed cottage with a private garden, garage and wood store. Cellan, near Lampeter, West Wales



Nythfa, Cellan, Lampeter, Ceredigion. SA48 8HX.

£170,000

REF: R/4728/LD

*** An investment opportunity - Protected Lifetime Tenancy in place *** A charming character country cottage being Grade II Listed *** 3 bedroomed accommodation *** In need of general modernisation and updating *** Solid fuel heating via open fires and wood burner *** Economy 7 electric heating (not tested)

*** Generous parking area *** Private walled garden laid to lawn *** Stone and slate garage/workshop *** Lean-to wood store with loft over *** Nice rural location positioned within a former Country Estate *** Courtyard location with Neighbours in close proximity

*** PLEASE NOTE - This property is occupied and the Tenant has a Lifetime Tenancy



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LOCATION

Located in the heart of the unspoilt Teifi Valley just 3 miles from the University Town of Lampeter, set back off the B4343 Cellan to Llanfair Clydogau road, within easy reach of the strategic Market Towns of Lampeter, Llandovery, Llandeilo and Tregaron, all within 20 miles, 12 miles inland from the Cardigan Bay Coast at Aberaeron and within easy commuting distance to the University Town Coastal Resort and Administrative Centre of Aberystwyth and the County Town and Administrative Centre of Carmarthen.

GENERAL DESCRIPTION

An investment opportunity. The property is occupied with a Lifetime Tenancy in place. Here lies a character semi detached cottage offering 3 bedroomed accommodation. The property is in need of general modernisation and updating and is Grade II Listed.

It enjoys a walled side garden, ample off street parking, stone and slate garage and useful work store.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a solid front entrance door.

LIVING ROOM

15' 0" x 12' 3" (4.57m x 3.73m). With a stone open fireplace, night storage heater.

KITCHEN

14' 9" x 12' 5" (4.50m x 3.78m). A pine 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, open fireplace with a cast iron multi fuel stove, quarry tiled flooring, walk-in pantry.

UTILITY ROOM

14' 3" x 9' 9" (4.34m x 2.97m). With plumbing and space for automatic washing machine and tumble dryer, ample space for fridge and freezer.

BATHROOM

Having a 3 piece suite comprising of an enclosed shower cubicle, panelled bath, fitted cupboard with a wash hand basin.

SEPARATE W.C.

With low level flush w.c.

FIRST FLOOR

BEDROOM 3

22' 3" x 8' 9" (6.78m x 2.67m). With limited head height.

BEDROOM 1

11' 5" x 11' 0" (3.48m x 3.35m). With a feature fireplace.

BEDROOM 2

15' 2" x 13' 5" (4.62m x 4.09m). With airing cupboard.

EXTERNALLY

OPEN FRONTED STONE AND SLATE GARAGE

14' 8" x 9' 2" (4.47m x 2.79m).



LEAN-TO WOOD STORE

With loft over.



GARDEN

A pleasant walled garden area being laid to lawn and being private.



GARDEN (SECOND IMAGE)



PARKING AND DRIVEWAY

The property is approached via a right of way over a private driveway that leads onto a generous courtyard with ample parking and turning space. PLEASE NOTE the property has nearby Neighbours.

FRONT OF PROPERTY



AGENT'S COMMENTS

A character cottage being a perfect investment opportunity.

RENT

We are informed by the current Owner the property is Tenanted with a rent of £230.00 per calendar month.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure with a Lifetime Tenancy and will be occupied.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'D'.

MONEY LAUNDERING REGULATIONS

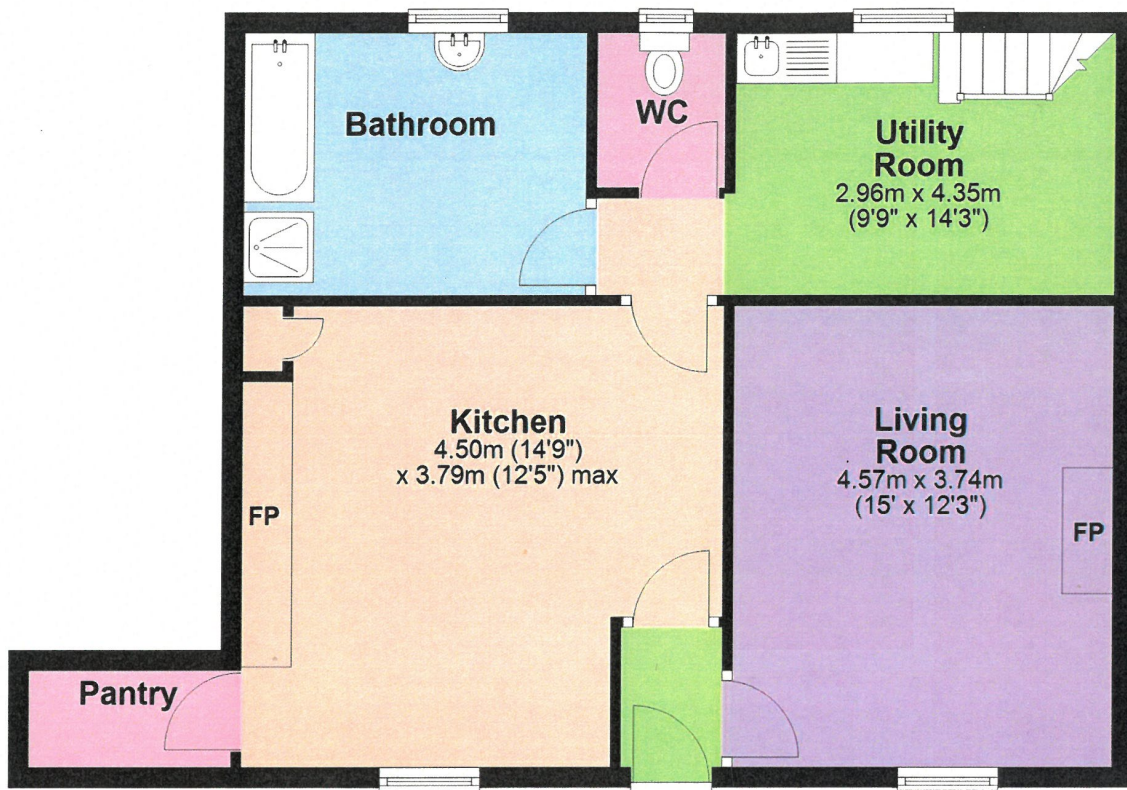
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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, solid fuel heating via open fireplaces.

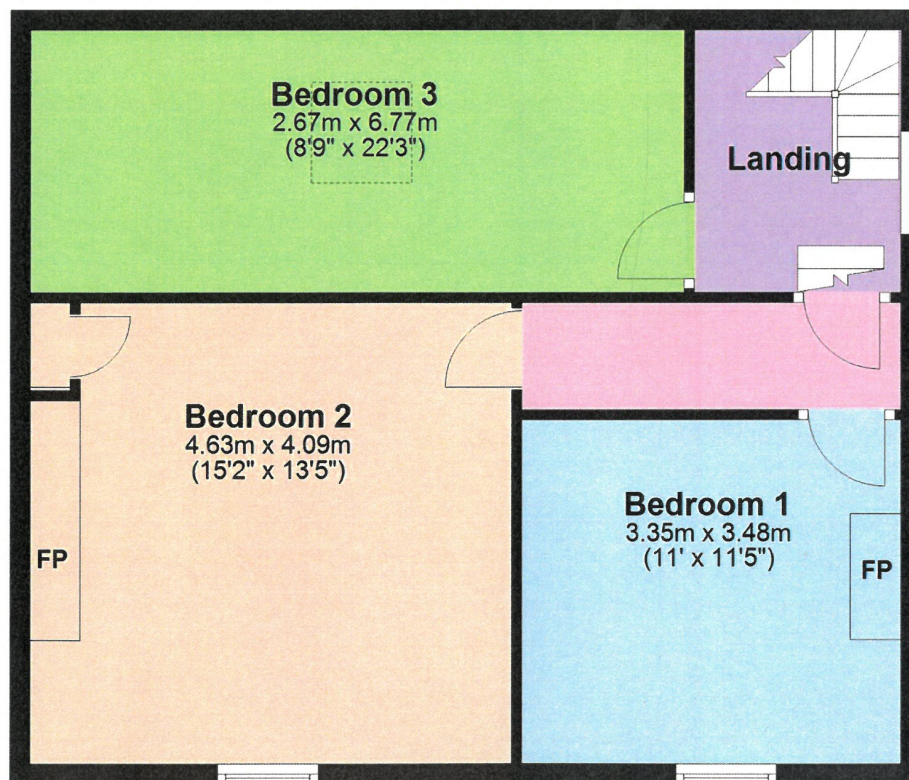
Ground Floor

Approx. 63.9 sq. metres (687.9 sq. feet)



First Floor

Approx. 63.4 sq. metres (682.3 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.

Nythfa, Cellan, LAMPETER

Council Tax: Band D

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Electric. Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (41)

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? Yes

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? Yes



Directions


From Lampeter take the B4343 via Cwmann towards Cellan. Proceed past the former Fishers Arms Public House and through the Village of Cellan. Continue to the upper part of Cellan. Continue along the B4343 out of the Village towards Llanfair Clydogau. Take the second entrance on the left hand side after approximately 250 metres. Continue down the private driveway and Nythfa will be the second on your left. NO INTERNAL VIEWINGS WILL TAKE PLACE AT THE PROPERTY. Please contact us if you require an external viewing only.

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	41	
(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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