

*A most attractive 4 bed detached cottage with spectacular elevated views over open countryside.  
Pisgah Near Talgarreg - West Wales.*



Cnwc, Talgarreg, Llandysul, Ceredigion. SA44 4ET.

**£299,950**

**Ref R/4388/ID**

**\*\*Charming 4 Bed detached cottage\*\***Set in spacious gardens and grounds\*\*Lovely elevated position with views over open countryside\*\*Wealth of charm and character throughout\*\*Perfect family home\*\*Rural yet not remote location providing peace and tranquility\*\*Only a 10 minute drive from the Cardigan Bay coastline\*\*Double glazing throughout and oil fired central heating\*\*Ample private parking\*\*

The property comprises of Front Porch, Dining Room, Kitchen, Lounge, Utility Room, Rear Porch, Sun Room/2nd Rec Room, Bathroom. First Floor - 4 Double Bedrooms - 1 En Suite and sep wc.

The property is situated in the semi rural hamlet of Pisgah being on the fringes of the popular village of Talgarreg with its public house, primary school and an active community hall. The Cardigan Bay coastline sits within some 10 minutes drive of the property at the fishing villag of New Quay. The property is also within an easy reach of the larger towns of Newcastle Emlyn, Cardigan, Llandysul and Aberystwyth.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GROUND FLOOR

### Front Porch



7' 4" x 6' 3" (2.24m x 1.91m) via half glazed upvc door, double glazed window to front, laminate flooring.

### Dining Room

11' 3" x 13' 2" (3.43m x 4.01m) with double glazed window to front overlooking open fields, exposed beams to ceiling, central heating radiator, wall lights, dog leg staircase leading to first floor.



### Kitchen

6' 7" x 14' 9" (2.01m x 4.50m) with a range of fitted base and wall cupboard units with formica working surfaces above, Zanussi electric oven with 4 ring gas hob above, extractor hood, inset 1½ stainless steel drainer sink, plumbing for slim line dishwasher, space for fridge freezer, alcove with shelving, picture window to front again with lovely country views, central heating radiator, double glazed window to rear.





## Lounge

12' 3" x 13' 2" (3.73m x 4.01m) a lovely cosy lounge with picture window to front with lovely views, central heating radiator, exposed ceiling beams, TV point, wall lights.



## Utility Room

## 2nd Reception/Sun Room

14' 4" x 12' 5" (4.37m x 3.78m) with 5'5" glazed sliding doors to rear, central heating radiator, double glazed window to side, exposed beams.



## FIRST FLOOR

### Central Landing

13' 4" x 4' 8" (4.06m x 1.42m) via dog leg staircase from dining room, access hatch to loft.

### Front Double Bedroom 1





13' 2" x 10' 8" (4.01m x 3.25m) with double glazed window to front, exposed beams, central heating radiator.

### Rear Principal Bedroom 3

12' 6" x 12' 0" (3.81m x 3.66m) with double glazed window to rear, central heating radiator.



11' 6" x 13' 5" (3.51m x 4.09m) with 2 double glazed windows to front with lovely country views, window seat, central heating radiator, exposed beams.

### Front Double Bedroom 2





## En Suite Shower Room



With Gloss vanity unit with inset wash hand basin, enclosed shower unit with Mira electric shower.

## Separate W.C.



With low level flush w.c. pedestal wash hand basin, half tiled walls.

## Rear Double Bedroom 4



12' 0" x 9' 3" (3.66m x 2.82m) with double glazed window to rear, central heating radiator.



## EXTERNALLY

### To the Front

The property is approached from a quiet C class road at the top of a farm track with ample private parking space for 3 cars. Also with an enclosed forecourt with lovely mature shrubs and flowers.





## **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.

## **TENURE**

The property is of Freehold Tenure.

## **Services**

We are advised that the property benefits from mains water and electricity. Private drainage to septic tank. Oil fired central heating.

Council Tax Band - E (Ceredigion county council).



**Directions**

From Aberaeron proceed south on the A487 coast road until you reach the main crossroads at Synod Inn, turn left onto the main A486 road and continue along this road for approximately 1.5 miles, taking the 2nd left hand turning sign posted Pisgah and Talgarreg. Proceed over a small crossroads onto a C class road, travel along this road for approximately 1 mile and the property is the first house on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) <b>A</b>			<b>100</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

For further information or to arrange a viewing on this property please contact :

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600  
 E: aberaeron@morgananddavies.co.uk  
<http://www.morgananddavies.co.uk>

Regulated by

