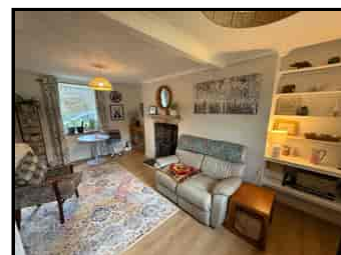


*A charming 2 bed character cottage in the sought after village of Llandre. Near Aberystwyth - West Wales.*



**5 Pantydderwen Llandre, Bow Street, Ceredigion. SY24 5BT.**

**£169,000**

**Ref R/4576/ID**

**\*\*Charming 2 bed character cottage\*\*** Located in the sought after village of Llandre, Nr Aberystwyth **\*\*Accommodation set over 3 floors\*\*** A wealth of retained character features **\*\*Deceptively spacious accommodation\*\*** Pleasant enclosed rear garden **\*\*Lovely rural views over countryside\*\*** Close to the coast **\*\*Designated on street parking\*\*** Economy 7 heating **\*\*Ideal 1st time buyer/investment opportunity\*\***

The accommodation provides - To the Ground floor - Ent Hall, Character Lounge. Lower Ground Floor - Kitchen/Dining Room. First Floor - 2 Double Bedrooms and Bathroom.

The property is situated within the popular and sought after village of Llandre, being some 10 minutes drive from the Mid Wales university town of Aberystwyth with its regional hospital, university, local and national retailers, cafes, bars and restaurants, network rail connections and excellent public transport connectivity. Llandre is an in demand village with attractive countryside walks and also being in close proximity to both Borth and Bow Street which offer a range of local, day to day amenities and train station.



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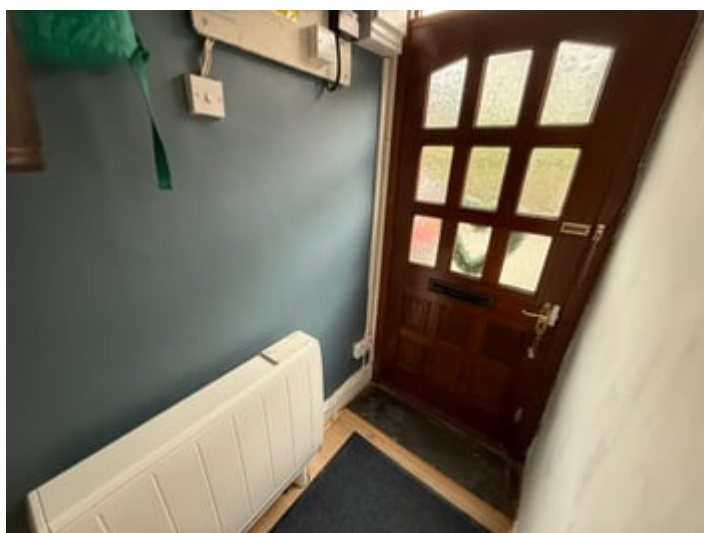
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## GROUND FLOOR

### Entrance Hall

4' 3" x 13' 5" (1.30m x 4.09m) via half glazed hardwood door, Dimplex electric heater. Stairs rising to first floor. Door into -



### Character Lounge

19' 1" x 14' 0" (5.82m x 4.27m) a lovely cosy room with multi fuel stove on a slate hearth, exposed stone surround, brick mantle, laminate flooring, double glazed window to front and rear with lovely country views, alcove shelving, Quantum electric heater. Door leading to -







## LOWER GROUND FLOOR

### Kitchen/Dining Room

14' 0" x 18' 8" (4.27m x 5.69m) with fitted base and wall cupboard units, formica working surfaces above, Diplomat electric oven and 4 ring ceramic hob above, stainless steel extractor hood, stainless steel inset drainer to sink, plumbing for automatic washing machine, double glazed window to rear overlooking garden, half glazed hardwood door, exposed beams, red quarry tiled flooring. Quantum electric heater. Feature former bread oven, tiled splash back, exposed stone walls, understairs cupboard.





## FIRST FLOOR

### Landing

10' 2" x 3' 0" (3.10m x 0.91m) via staircase from entrance hall with airing cupboard housing hot water tank.

### Bathroom

6' 6" x 6' 6" (1.98m x 1.98m) having a three piece white suite comprising of a panelled bath with hot and cold taps, Triton T80 electric shower above, low level flush w.c. pedestal wash hand basin, tiled walls, frosted window, heated towel rail, loft hatch to attic.



### Rear Double Bedroom 1

6' 9" x 8' 3" (2.06m x 2.51m) with double glazed window to rear with lovely country views.



### Front Double Bedroom 2

9' 6" x 11' 11" (2.90m x 3.63m) with 2 double glazed windows to front, range of fitted wardrobes, TV point.



## EXTERNALLY

### To the Rear

A most pleasant enclosed south west facing enclosed rear garden with country views. The garden is mostly laid to lawn with a plethora of flowers, shrubs, mature trees, patio area laid to slabs.

Timber Garden Shed 6' x 18'.

Log Store.







## To the front

The property is accessed from the front with designed on street parking.



## 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.

## VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@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](https://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

## **Services**

We are advised that the property benefits from a Mains Water, Electricity and Drainage. Electric Central Heating.

Council tax band C.

Tenure - Freehold

# MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** On Street.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** D (58)

**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 Aberystwyth proceed in a northerly direction along the A487 for approximately 5 miles to the village of Bow Street. Proceed through the village taking the left hand turning in Rhydypennau alongside the filling station, sign posted for Borth. Continue along the road for approximately half a mile into Llandre village where the property will be located on the left hand side of the road.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this beautiful property, contact us:

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