

A picturesque country cottage with extensive grounds and parking. Near Llandysul, West Wales



1 Troedybryn, Pontsian, Llandysul, Ceredigion. SA44 4UA.

£249,950

REF: R/4349/LD

*** A picturesque country cottage *** Idyllically positioned within the renowned Clettwr Valley *** End terraced 2 bedroomed accommodation *** Ready to move into - No work needed *** Air Source heating *** Solar Panels *** External Wall insulation *** Get your foot on the property ladder or looking for that country getaway ***

*** Extensive tarmacadamed gated driveway with ample parking *** Terraced lawned garden with a range of fruit trees *** Workshop, Dog kennel and run *** Looking for a country cottage set in the beautiful West Wales countryside - Then look no further ***

*** Within easy reach of the Cardigan Bay Coast at New Quay *** 6 miles from the popular former Market Town of Llandysul *** A must see cottage with no onward chain *** Enjoy Coast and Country



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

LOCATION

Well situated on the outskirts of the popular picturesque Village of Pontsian with a good range of local amenities including Village Shop, Village Hall and Places of Worship, only some 6 miles distant from the former Market Town of Llandysul, some 7 miles distant from the University and Market Town of Lampeter, and only a 20 minute drive from the Ceredigion Heritage Coastline at New Quay.

GENERAL DESCRIPTION

A delightful country cottage set in a peaceful and picturesque setting nestled within the renowned Clettwr Valley that enjoys a convenient location between the Coast and the Country.

The property has been modernised in recent years with a shaker style Kitchen and a modern Bathroom suite along with air source heating, UPVC double glazing, solar panels and external wall insulation.

A great feature of the property is the external space featuring the large tarmacadamed driveway with ample parking and a large garden.

The garden is terraced and laid to lawn and enjoys a peaceful setting leading down to the River Clettwr Fach.

The property deserves early viewing and currently consists from the following:-



BOOT ROOM/UTILITY

8' 0" x 6' 5" (2.44m x 1.96m). With access via a UPVC half glazed entrance door, Belfast sink with a mixer tap, plumbing and space for automatic washing machine, radiator, tiled flooring, access to the loft space.



KITCHEN/DINER

15' 9" x 13' 2" (4.80m x 4.01m). A shaker style kitchen with wall and floor units and quartz worktop over and an intergraded fridge. Eye level oven and grill and a 4 ring gas hob with an extractor fan over. Belfast sink with a mixer tap over. pnce and plumbing for dishwasher, tiled flooring, timber staircase to the First Floor accommodation.





LIVING ROOM

14' 0" x 12' 0" (4.27m x 3.66m). An impressive stone open fireplace with a painted Beech mantle with a cast iron gas fired stove on a tiled hearth, radiator, view over the garden area.



FIRST FLOOR

LANDING

With access to insulated loft space, airing cupboard with shelving,



BEDROOM 1

13' 8" x 11' 9" (4.17m x 3.58m). With radiator, two windows overlooking the garden, access to the insulated loft space.



BEDROOM 2

10' 6" x 7' 8" (3.20m x 2.34m). With radiator, built-in wardrobe.



BATHROOM

A pleasant White 3 piece suite comprising of a corner bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, part tiled walls. Extractor fan.



EXTERNALLY

GARDEN

A pleasant terraced lawned garden area running down to the River Clettwr Fach. The garden has been well kept of the years and enjoys a range of fruit trees, being Apple and Plum.



RAISED DECKING AREA

Workshop

PAVED PATIO AREA

N.B.

There is a Pedestrian right of way running along side the property for the Residents of Cottage 2.

DOG KENNEL AND RUN

With water and electricity connection and connected to the private drainage.

CONTAINER/WORKSHOP

16' 0" x 7' 0" (4.88m x 2.13m).

LARGE LOG STORE

PARKING AND DRIVEWAY

An extensive gated tarmacadamed driveway provides large parking and playing area.



benefits from mains water, mains electricity, private drainage, Air Source heating, UPVC double glazing, Solar panels, telephone subject to B.T. transfer regulations, Broadband available.

AGENT'S COMMENTS

A delightful property in delightful surroundings. A must see.

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 and has the following charges.
Council Tax Band: 'C'.

MONEY LAUNDERING REGULATIONS

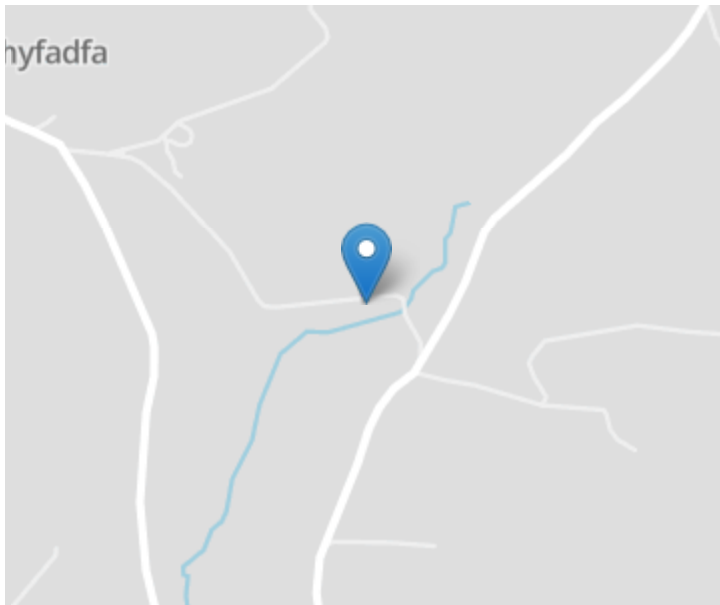
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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


Services

We are informed by the current Vendors that the property

Directions

From Aberaeron proceed South West on the A487 Coast road to the Village of Synod Inn. At Synod Inn turn left and immediately left again onto the B4338 Talgarreg road. Follow this road for some 2.5 miles to the Village of Talgarreg. Carry straight on through the Village on the B4459 Pontsian road. After approximately one mile you will drive through the Village of Bwlchfadfa. Take the left hand turning on leaving Bwlchfadfa, before reaching the woodland, and continue down this track for a further 500 yards and the property will be located on your right 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623
E: lampeter@morgananddavies.co.uk
<http://www.morgananddavies.co.uk>



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