

*Attention 1st time buyers/ Attention investors. Cosy 1-2 bed semi detached cottage with parking.
Oakford, near Aberaeron / New Quay. Cardigan Bay - West Wales.*



Myrddin Cottage, Oakford, Llanarth, Ceredigion. SA47 0RW.

£179,950

Ref R/5075/RD

****Attention 1st time buyers**Attention investors**Ideal opportunity to get onto the housing ladder**Comfortable and cosy 1-2 bed cottage**Private Rear garden**Off Road Parking**Feature Conservatory**Character features**Popular village location**Conveniently positioned between Aberaeron and New Quay on the Cardigan Bay coastline**A GREAT & RARE OPPORTUNITY - NOT TO BE MISSED !**

The property is situated within the historic village of Oakford, positioned along a quiet country road, nestled between the Cardigan Bay hotspots of Aberaeron and New Quay. The residents rely on the nearby Llwyncelyn and Llanarth for their day to day needs including primary schools, village shops and post office, petrol stations, public house and good public transport connectivity. The Georgian harbour town of Aberaeron is less than 10 minutes drive from the property offering a wider range of amenities and services including secondary school, community health centre, leisure centre, traditional high street offerings, renowned local cafes, bars and restaurants. The University towns of Aberystwyth and Lampeter are all less than 30 minutes drive from the property.



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

GENERAL

The property comprises of an end terraced Period cottage with side parking and small rear garden.

Built of attractive facing stone construction. Benefits upvc double glazing and offers most charming and quaint cottage style accommodation.

THE ACCOMMODATION

Character Sitting Room

16' 6" x 14' 8" (5.03m x 4.47m) (max) approached via a side entrance door (max) with front aspect window, electric night storage heater, a large ingle nook style fireplace with Oak beam over and housing a woodburning stove on a slate hearth. A 6ft Archway with feature stonework over leads to –



Kitchen

11' 2" x 7' 1" (3.40m x 2.16m) with fitted base and wall cupboards, stainless steel single drainer sink unit with mixer taps, integrated oven and ceramic hob unit with cooker hood, breakfast bar, side aspect window, built in airing cupboard. French doors through to –





Rear Conservatory

10' 10" x 7' 9" (3.30m x 2.36m) half glazed and with a tiled floor and side exterior door.



Downstairs Shower Room

8' 7" x 5' 6" (2.62m x 1.68m. (max) with electric night storage heater, vanity unit with inset wash hand basin, wall mirror, shaver point and light. Tiled shower cubicle.



Separate W.C.

With low level flush toilet. Side opaque windows.



Ground Floor Front Bedroom 1

13' 2" x 7' 3" (4.01m x 2.21m) with front aspect window, walls in feature tongue and groove panelling, electric wall mounted heater.



Loft Room / Bedroom 2

20' 7" x 6' 11" (6.27m x 2.11m) (max) width into the vaulted ceiling with maximum headroom 6'1". This loft room is

approached via a staircase from the front sitting room. Velux window and a dormer window over the stairs. Electric night storage heater and built in wardrobe.



Side concrete patio area ideal for storage.



EXTERNALLY

The Grounds.

Small gravelled forecourt.

Side private driveway with space for 2 + vehicles to park. Footpath connecting through to rear recently redesigned garden being low maintenance with raised planting area.



aberaeron@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

Services

The property benefits from Mains Electricity, Water and Drainage. Economy 7 heating.

The property is listed under the Local Authority of Ceredigion County Council. (Council Tax Band C)

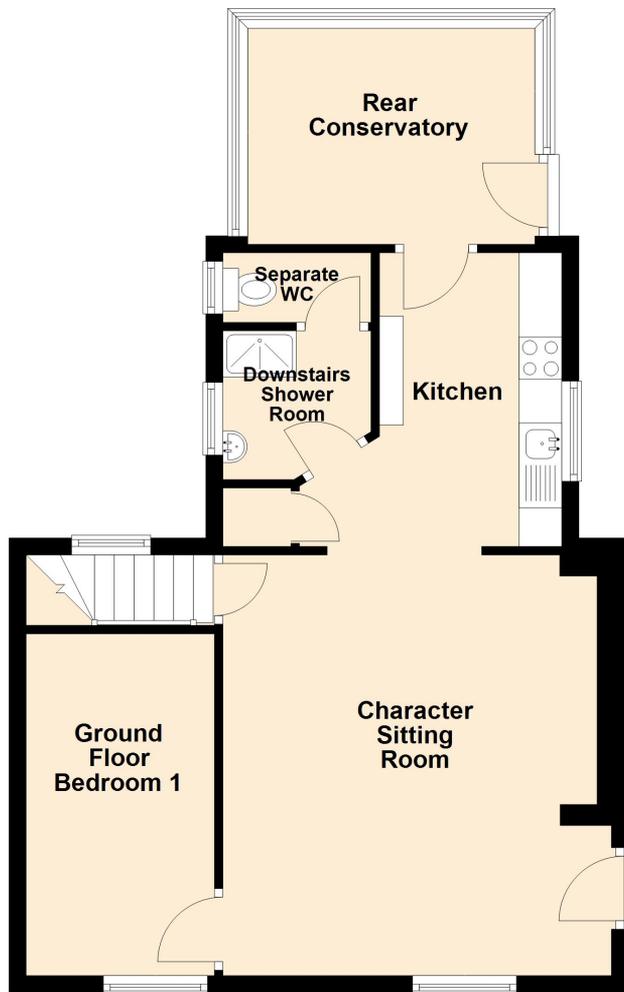
MONEY LAUNDERING

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.

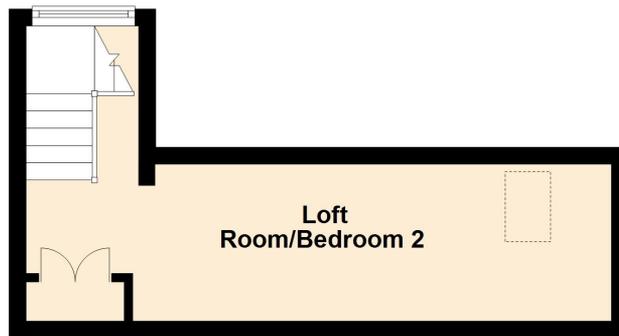
VIEWING ARRANGEMENTS

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or

Ground Floor



First Floor



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway. Private.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (44)

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 Aberaeron proceed south west on the A487 signed posted Cardigan. After some 3 miles or so you will enter the village of Llwyncelyn. After passing the supermarket and filling station on the right hand side, take the next left hand turning towards the village of Oakford. Continue for approximately 1½ miles until you reach the centre of the village of Oakford. Take the right hand turning sign posted Llanarth and the property is located immediately on your right hand side as identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	44	
(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 :

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

RICS[®]