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RICS



Since 1989

A traditional 3/4 bed roomed cottage in a pleasant rural Hamlet. Near Lampeter, West Wales



Penylan Bwlchllan, Lampeter, Ceredigion. SA48 8QQ.

REF: R/2815/LD

£195,000

*** No onward chain *** Traditional 3/4 bed roomed detached cottage *** In a peaceful Hamlet setting *** Oil fired central heating, UPVC double glazing and Broadband available *** In need of sympathetic modernisation - Yet retaining its character features

*** Good sized lawned garden - Private and not overlooked *** Backing onto open farmland - Rural outlook *** Integral garage with off street parking

*** Convenient to Lampeter, Aberystwyth and Aberaeron

LOCATION

Bwlchllan is a small Hamlet in the Mid Cardiganshire hills, within 8 miles from the Georgian Coastal and Harbour Town of Aberaeron, equidistant to the University Town of Lampeter and 6 miles from the Market Town of Tregaron.

GENERAL DESCRIPTION

Penylan offers a traditional stone and slate cottage enjoying a rural Hamlet location. The property is in need of modernisation but does offer 3/4 bed roomed accommodation along with 2 bathrooms.. It enjoys the benefit of oil fired central heating and UPVC double glazing and Broadband speeds are available.

The accommodation at present offers the following:-

RECEPTION HALL

Accessed via a UPVC front entrance door, timber staircase to the first floor accommodation, tiled flooring, radiator.

LIVING ROOM

20' 0" x 13' 0" (6.10m x 3.96m). A particular feature being the stone inglenook fireplace with a large Villager multi fuel stove on a slate hearth, two radiators, rear entrance door to the garden area.



FIREPLACE IN LIVING ROOM



INNER HALL

Leading to

DINING ROOM/BEDROOM 4/HOBBY ROOM

12' 0" x 7' 0" (3.66m x 2.13m). With radiator.



SHOWER ROOM/POSSIBLE EN-SUITE

With a fully tiled walk-in shower unit, low level flush w.c., heated towel rail.



KITCHEN

20' 0" x 10' 0" (6.10m x 3.05m). With a fitted pine kitchen with wall and floor units, stainless steel sink and drainer unit, electric oven, 4 ring ceramic hob with extractor hood over, plumbing and space for automatic washing machine and dishwasher, space for a tumble dryer, tiled flooring, radiator.



FIRST FLOOR

GALLERIED LANDING/OFFICE SPACE

With access to the loft space.

FRONT BEDROOM 1

12' 0" x 10' 0" (3.66m x 3.05m). With radiator, stripped wooden flooring.



FRONT BEDROOM 2

12' 6" x 5' 8" (3.81m x 1.73m). With radiator.

REAR BEDROOM 3

7' 8" x 6' 5" (2.34m x 1.96m). With radiator, stripped wooden flooring.

FAMILY BATHROOM

Having a 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, radiator, airing cupboard housing the hot water cylinder and immersion.



EXTERNALLY

INTEGRAL GARAGE

22' 0" x 10' 0" (6.71m x 3.05m). With an up and over door, rear service door onto the garden area., concrete flooring.

GARDEN

A good sized lawned rear garden with mature hedge boundaries, being totally private and not overlooked. The garden is currently a blank canvas and could offer great potential to establish a Family home.



BACKING ONTO OPEN FIELDS



PARKING

Parking is located to the front of the garage.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A pleasantly positioned detached cottage. A must view.

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. Council Tax Band - 'D'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

Directions

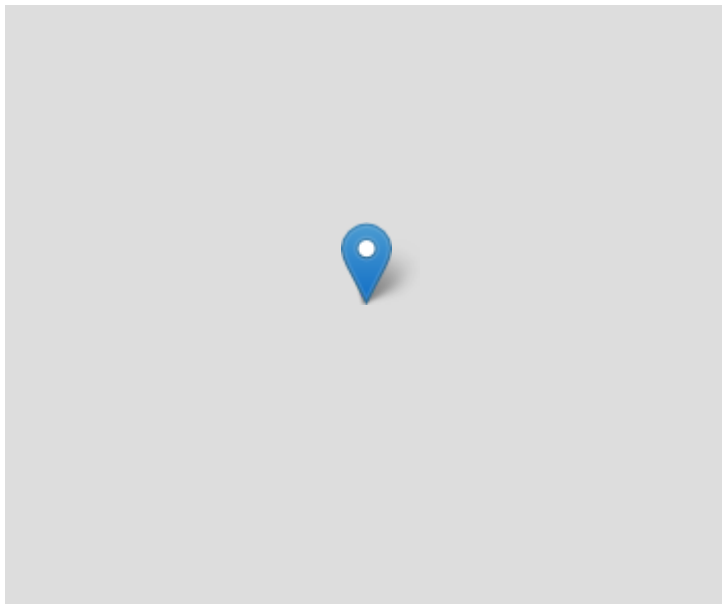
From Lampeter take the A485 towards Aberaeron, turning right at Creuddyn Bridge onto the B4337 signposted Talsarn. Continue to the Village of Talsarn. On leaving the Village of Talsarn turn right onto the B4342 for Tregaron, signposted Llangeitho. Proceed through the small Hamlet of Llundain Fach. Continue for a further 1.5 miles and turn left for Bwlchllan at the next crossroads. Proceed up the hill into the Village of Bwlchllan. On entering the 'T' junction the property will be found just before 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

All our properties are also available to view 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 Facebook and Instagram Pages

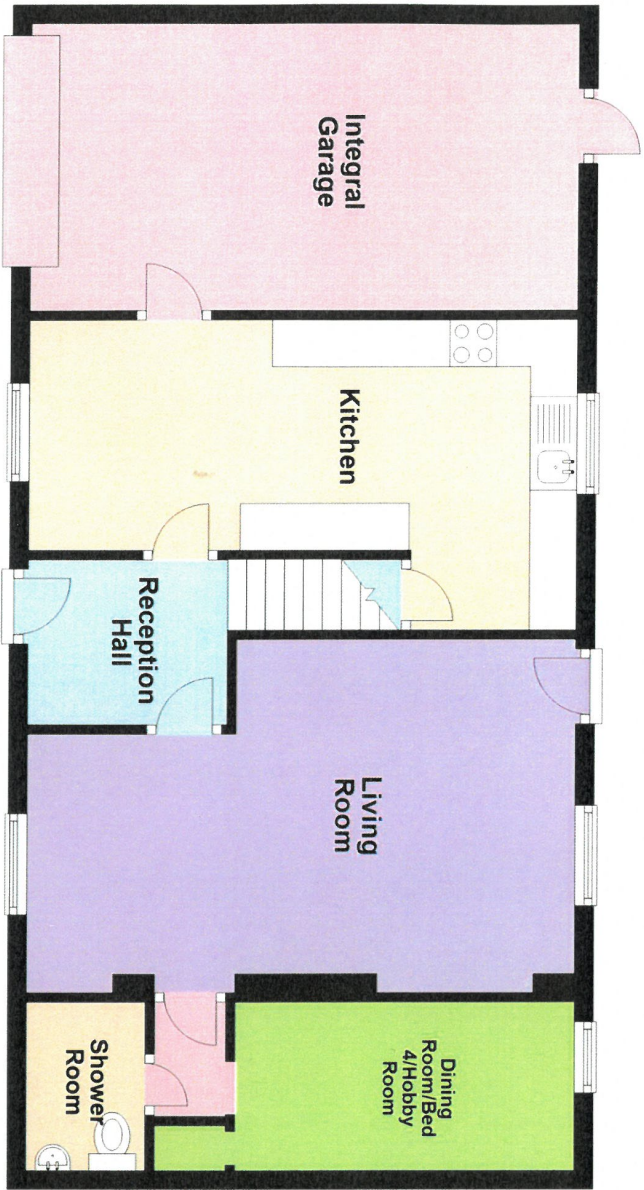
Directions



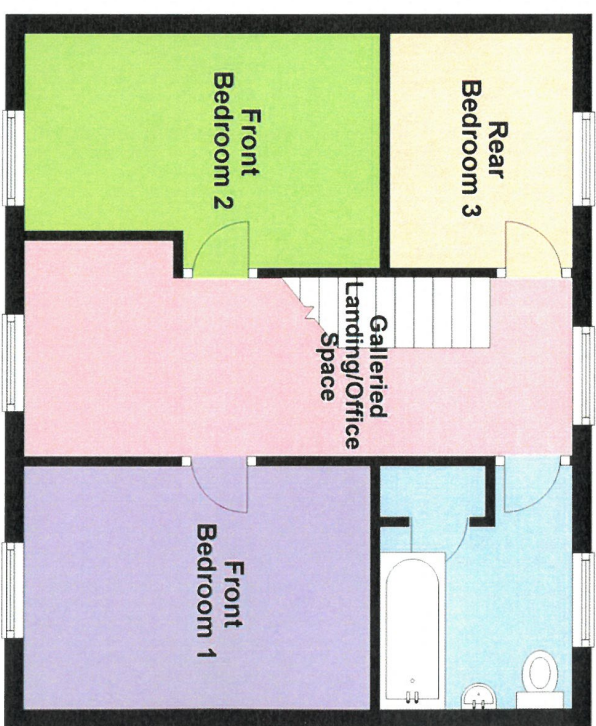
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(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	

Ground Floor



First Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate.