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A charming and beautifully situated country cottage full of traditional features and a large terraced garden, Capel Dewi near Llandysul.



Tynant, Capel Dewi, Llandysul, Ceredigion. SA44 4PJ.

R/3513/LD

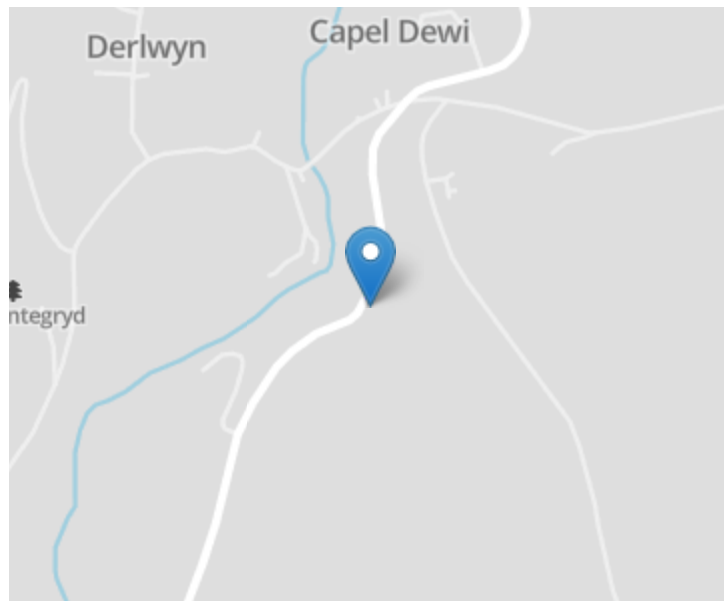
£349,950

*** Spacious family home *** full of character with traditional features *** Exposed beams *** Feature stone walls *** traditional sash windows *** 3 comfortable sized bedrooms *** Large living area with a feature stone walls ***

*** Large extended terrace garden *** Raised flower beds throughout *** Scenic stream boundary *** Rurally positioned with an area of natural landscape *** Off street parking for 2 vehicles *** Timber tool shed with electricity ***

*** 3.5 miles North East from the market town of Llandysul *** 16 miles North from the county town of Carmarthen ***

*** Highly desirable - Escape to the West Wales countryside ***



Location

Tynant is situated just outside the scattered rural Village of Capel Dewi, just 2.5 miles from the Market Town of Llandysul, some 8 miles from the University Town of Lampeter and within easy reach of the Coast and the Administrative of Carmarthen, to the South, with national rail and motorway networks, and the General Hospital of Glangwili.

General Description

Tynant as a property offers the opportunity of acquiring a spacious country cottage with characterful traditional features such as exposed beams and stone walls. The property enjoys large family rooms along with 3 double bed bedrooms. A cottage style kitchen with plenty of storage.

Externally Tynant offers a large terraced garden with lawned areas and raised beds throughout with a picturesque stream as a boundary. Water Feature throughout the garden giving a nice peaceful feel. The property enjoys a convenient location, a short drive from Llandysul and the Cardigan Bay Coast. Viewings are highly recommended and the property consists of the following:-



Front Entrance Porch

With a UPVC stable entrance door and tiled flooring.

Living Room



24' 0" x 14' 0" (7.32m x 4.27m) A large open space with a feature stone wall housing a cast iron multi fuel stove on a slate hearth. Two large windows facing both the front and rear of the property.

Kitchen

13' 8" x 12' 7" (4.17m x 3.84m) A white Shaker style cottage

kitchen with both floor and wall units with worktop over. Ceramic sink and drainer unit with mixer tap, Double electric oven, 4 ring hob with a feature stone wall housing the extractor fan. Tiled floor, spot lights and exposed beams. Double aspect windows and radiator.



Utility Room

9' 3" x 8' 8" (2.82m x 2.64m) With wall and floor units with a worktop over. Ceramic sink and drainer unit with mixer tap, plumbing and space for an automatic washing machine. Tiled flooring and part tiled walls with a feature stone walls. UPVC half glazed rear entrance door.



Downstairs W/C

With a Low Level Flush W.C., corner was hand basin. Electric Heater and tiled floor.



Office

13' 6" x 10' 8" (4.11m x 3.25m) With double aspect windows and a serving hatch to the kitchen. Wooden staircase leading to the first floor with an understairs storage cupboard. Exposed wooden beams and radiator.



First floor

Landing



Large open space landing with access to loft and radiator.

Bedroom 1

15' 2" x 11' 9" (4.62m x 3.58m) A large double bedroom with double aspect windows and a feature cast iron fireplace. Two large wardrobes and radiator.



Bathroom

9' 9" x 8' 4" (2.97m x 2.54m) A four piece suite with a panel bath with a mixer tap and a shower attachment, Low Level Flush W.C., Pedestal Wash Hand Basin and a corner shower. Chrome heated towel rail, spot lights and part tiles walls. Radiator and extractor fan.



Bedroom 2

14' 9" x 11' 9" (4.50m x 3.58m) With double aspect windows and radiator.



Bedroom 3

12' 3" x 9' 3" (3.73m x 2.82m) With a window to the rear of the property overlooking the garden. Two under eaves storage areas and radiator.



Externally

Gravel patio area

A peaceful area in which wraps around the rear of the property with a log shed and an area to enjoy the garden and water feature.



Garden

The property offers a large terraced landscape garden to the rear and side with a peaceful stream boundary, which includes raised beds throughout, feature stone walls, water features, lawned areas, mature plants and shrubbery and paths throughout.



Tool Shed

20' 0" x 10' 0" (6.10m x 3.05m) A timber construction with electricity.



Agent's Comments

Truly idyllic country cottage being in a convenient position.

Tenure and possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band property - 'E'.

Services

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

Directions

From Lampeter take the A475 West to the Village Of Llanwnnen. Once reaching Llanwnnen proceed through the Villages of Drefach and Cwmsychpant. Once reaching Rhydowen/Alltrodyn turn opposite the Antique Centre onto the B4459 signposted Llanfihangel ar Arth. Continue into the Village of Capel Dewi. Continue through the Village and on leaving the Village, Tynant will be located on your left 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.

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