

Superbly refurbished. A characterful former Village Inn now offering a generous and well presented Family home. Cwrtnewydd, near Lampeter, West Wales



Red Lion House, Cwrtnewydd, Llanybydder, Ceredigion. SA40 9YN.

£265,000

REF: R/4263/LD

*** Fantastically refurbished former Village Inn *** Now providing the perfect Family home *** Full of character and charm - Original features retained *** 3 spacious bedroomed and 2 bathroomed accommodation *** Modern and generous kitchen/diner *** Air source heating, UPVC double glazing and good Broadband connectivity *** Traditional yet modernised

*** Enclosed low maintenance terraced rear garden - Level lawn and large concreted patio area *** Greenhouse *** Double garage/workshop - An essential element to any Family home *** Parking to the front

*** Centre of peaceful Village location *** Convenient to the University Town of Lampeter, the Village of Llanybydder and the renowned Cardigan Bay Coast *** An unique and unrivalled opportunity - An historical former Village Inn



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

Attractively positioned within the rural Community of Cwrtnewydd, only 3 miles from the Teifi Valley Village of Llanybydder offering a good range of local facilities, some 6 miles from the University and Market Town of Lampeter, and within driving distance to the Ceredigion Heritage Coastline renowned for its sandy beaches and secluded coves, to the West.

GENERAL DESCRIPTION

The perfect Family home. Red Lion House is a former Village Inn now having been transformed to offer a fantastic Family home offering spacious recently refurbished 3 bedroomed, 2 bathroomed accommodation with the welcome addition of a large kitchen/diner, enclosed low maintenance rear garden and a double garage.

The property is nicely presented throughout and offers tradition with its original features as well as all everyday modern conveniences which is needed for any Family.

The property enjoys a centre of Village location.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Having access via a UPVC half glazed front entrance door, Red and Black quarry tiled flooring, former Village Inn name sign, logo providing a piece of history in this highly appealing property.



FAMILY ROOM

23' 0" x 13' 5" (7.01m x 4.09m). With laminate click flooring and radiator.



FAMILY ROOM (SECOND IMAGE)



LIVING ROOM

24' 9" x 12' 3" (7.54m x 3.73m). With an imposing open fireplace with an Oak dresser style surround, feature former door now offering itself as a log store, in-built entertainment unit, bifold doors.



LIVING ROOM (SECOND IMAGE)



INNER HALLWAY

With a staircase leading to the first floor accommodation, large understairs storage cupboard.



BOILER ROOM

UTILITY ROOM

8' 3" x 4' 6" (2.51m x 1.37m). With plumbing and space for automatic washing machine and tumble dryer, range of wall

and floor units.



BOOT ROOM



DOWNSTAIRS SHOWER ROOM

A newly completed high spec suite comprising of a 5.5ft walk-in shower facility with fitted bench, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, extractor fan.



KITCHEN

22' 6" x 19' 3" (6.86m x 5.87m). Fantastic Family space. A

modern fitted kitchen with a range of wall and floor units with granite work surfaces over, 1 1/2 sunken sink and drainer unit, Logik electric/gas cooker stove with extractor hood over, in-built dishwasher, free standing cast iron multi fuel stove on a slate hearth, patio doors opening onto the rear garden area, spot lighting.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



FIRST FLOOR

LANDING

With radiator, access to an insulated and boarded loft space via a drop down ladder.



FAMILY BATHROOM

Beautiful Antique style with a roll top free standing bath with shower attachment, low level flush w.c., pedestal wash hand basin, chrome heated towel rail.



BATHROOM (SECOND IMAGE)



FRONT BEDROOM 1

12' 6" x 16' 2" (3.81m x 4.93m) in total. With two radiators, two windows to the front, built-in wardrobes.



BEDROOM 1 (SECOND IMAGE)



FRONT BEDROOM 2

11' 3" x 12' 5" (3.43m x 3.78m). With radiator and built-in wardrobes.



REAR BEDROOM 3

9' 5" x 11' 3" (2.87m x 3.43m). With built-in wardrobes and radiator.



EXTERNALLY

DOUBLE GARAGE/WORKSHOP

22' 6" x 16' 9" (6.86m x 5.11m). Perfectly suiting a workshop area, concrete flooring and electricity connected, having double door access to the front and service door to the rear garden.



GARDEN

To to the rear of the property lies an enclosed well kept and recently landscaped garden area with low maintenance in mind. The garden has been terraced and boasts a level lawned garden area and a large concreted patio area with raised beds and a raised platform for the GREENHOUSE. The garden is accessed via the garage and the main house and is truly a great asset in any Family home.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



PLEASE NOTE

Potential Purchasers are to be informed that the adjoining barn located between the garage and the house is NOT INCLUDED and is under separate ownership.

FRONT OF PROPERTY



AGENT'S COMMENTS

An unique Family home in a pleasant Village 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 for the property - '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 benefits from mains water, mains electricity, mains drainage, air source heating, Super Fast Broadband, UPVC double glazing, telephone subject to B.T. transfer regulations.

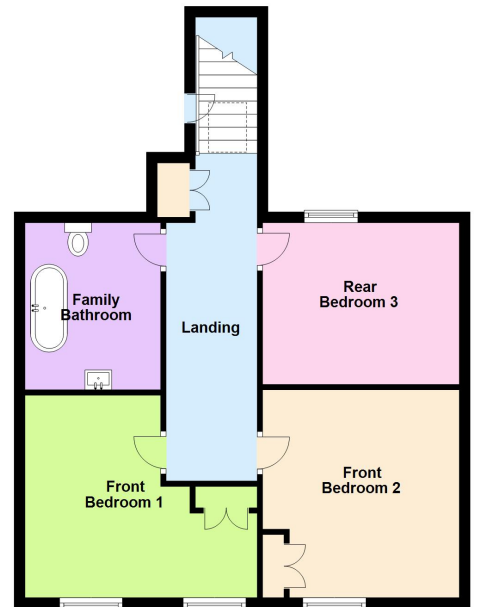
Ground Floor

Approx. 139.5 sq. metres (1501.3 sq. feet)



First Floor

Approx. 61.1 sq. metres (658.1 sq. feet)



Total area: approx. 200.6 sq. metres (2159.4 sq. feet)

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

Red Lion House , Cwrtnwydd, Llanybydder

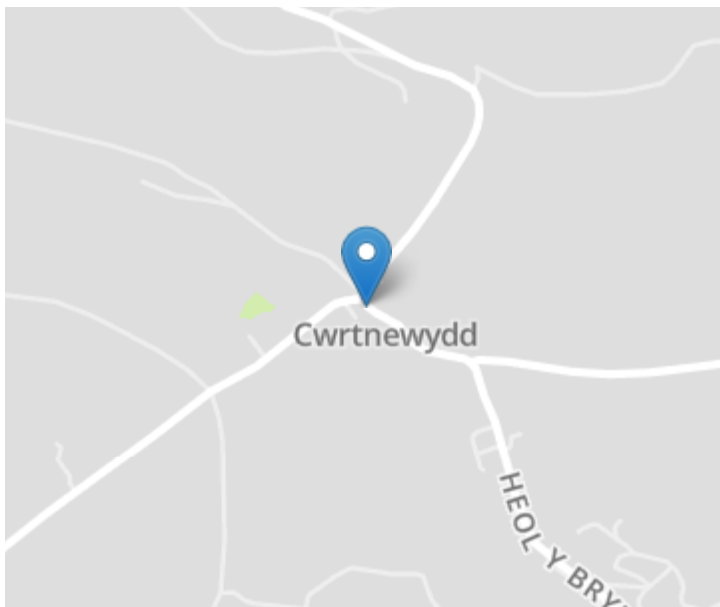
Directions

From Lampeter travel West bound on the A475. On arriving in the Village of Llanwnnen take the second exit on the roundabout onto the B4337. At the next junction turn left onto the B4338 towards Cwrtnewydd. Follow this road for 2.5 miles into Cwrtnewydd. Turn left, over the bridge, and the property will be the second on your left hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@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'.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	77	82
(55-68)	D		
(39-54)	E		
(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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