

*A Local Affordable Home Scheme. A high specification 2 bedroomed terraced house in fine country surroundings. Cwrtnewydd, West Wales*



**2 Yr Hen Ysgol, Cwrtnewydd, Llanybydder, Ceredigion. SA40 9YN.**

**£131,250**

**REF: R/4642/LD**

\*\*\* A Local Affordable Home Scheme \*\*\* Traditional yet modern \*\*\* A high specification 2 bedroomed terraced house  
\*\*\* Well insulated and highly efficient \*\*\* No expense spared - Converted from the former Village Primary School \*\*\* Well  
designed with a large modern kitchen and 2 bathrooms \*\*\* Quality Craftmanship with solid oak flooring, solid doors and  
spacious bedrooms \*\*\* Electric heating, double glazing and privately owned solar panels \*\*\* Traditional granite stone and  
Welsh slate

\*\*\* Low maintenance front and rear garden \*\*\* Rear lawn and enclosed garden area with fine country views \*\*\* Front  
gravelled area \*\*\* Ample parking for approximately 3 cars on a tarmacadamed driveway

\*\*\* Semi rural location in the popular Village Community of Cwrtnewydd in picturesque surroundings \*\*\* A short drive to the  
Market Towns of Llanybydder and Lampeter and the Cardigan Bay Coast at New Quay \*\*\* Perfect for 1st Time Buyers



**LAMPETER**  
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Tel: 01570 423623  
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**ABERAERON**  
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**CARMARTHEN**  
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Carmarthenshire, SA31 3AD  
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## LOCATION

Attractively positioned within the rural Village Community of Cwrtnewydd, only 3 miles from the Teifi Valley Market Village of Llanybydder offering a good range of local facilities, only 2 miles from the new Ysgol Dyffryn Cledlyn School and some 6 miles from the University Town of Lampeter, within easy travelling distance of the Ceredigion Heritage Coastline renowned for its sandy beaches and secluded coves, to the West.

## GENERAL DESCRIPTION

A Local Affordable Home Scheme. Occupancy Restriction applies with further information available within the brochure.

Here we have for sale a charming converted former Village School now offering a spacious and well appointed 2 bedroomed terraced house. The property has been completed to a high standard with a modern kitchen and 2 bathrooms, quality Craftmanship with solid oak flooring and solid doors throughout. It benefits from electric heating, solar panels, double glazing and good Broadband connectivity.

The property perfectly suits 1st Time Buyers and enjoys a delightful front and rear enclosed garden area laid to lawn and gravel. To the front of the property lies off street parking area with ample parking for numerous vehicles on a tarmacadamed driveway.

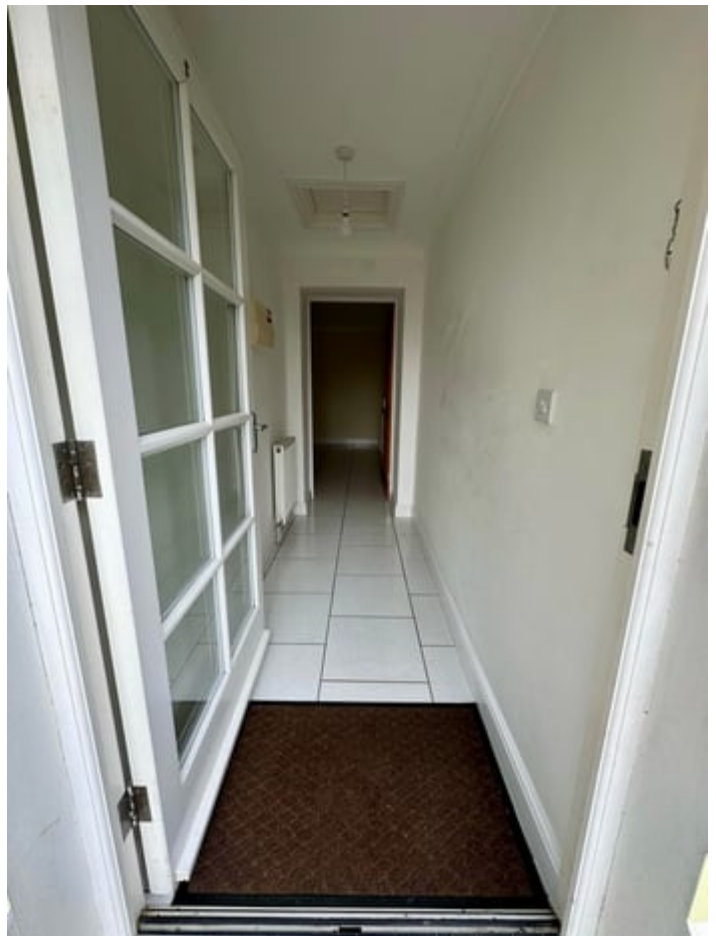
A rare opportunity awaits in stunning semi rural surroundings.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALLWAY

Accessed via a timber door with 8 pane double glazing, tiled floor, loft hatch, electric trip boxes, radiator, door to Kitchen/Diner.



### KITCHEN/DINER

14' 6" x 11' 3" (4.42m x 3.43m). With modern kitchen units, single drainer sink unit with chrome mixer tap, coloured splash tiles, window to front giving plenty of natural light,, electric Lamona oven/grill, 4 ring induction hob, extractor fan over, lower and eye level kitchen units, cooker point, washer space, T.V. point, spot lights, storage cupboards with Aztec electric boiler Economy 10, double internal doors to Living Room.





**KITCHEN/DINER (SECOND IMAGE)**



**LIVING ROOM (SECOND IMAGE)**



**KITCHEN/DINER (THIRD IMAGE)**



**LIVING ROOM (THIRD IMAGE)**



## **LIVING ROOM**

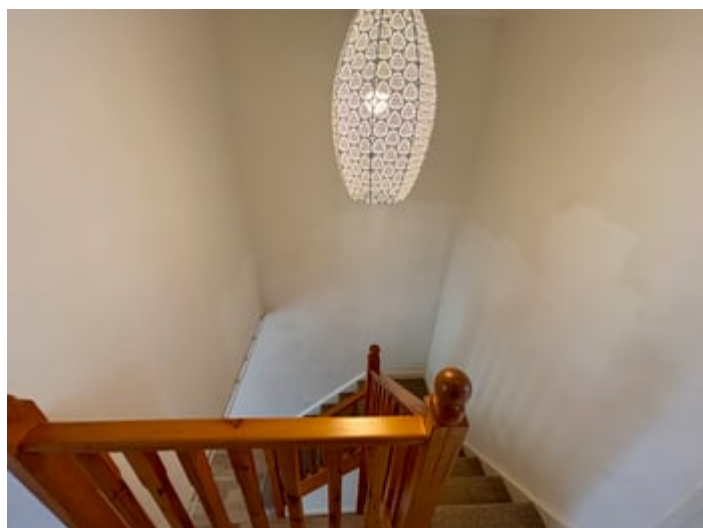
19' 3" x 13' 9" (5.87m x 4.19m). With two radiators, recessed wall areas, interlocking hardwood floor panels, patio doors to rear garden, three T.V. points, understairs area, stairs to First Floor.



## **First Floor**

### **LANDING**

With radiator, loft hatch.



### **FRONT BEDROOM 1**

13' 3" x 12' 2" (4.04m x 3.71m) into dormer space, undereaves storage, radiator, telephone point, T.V. point.

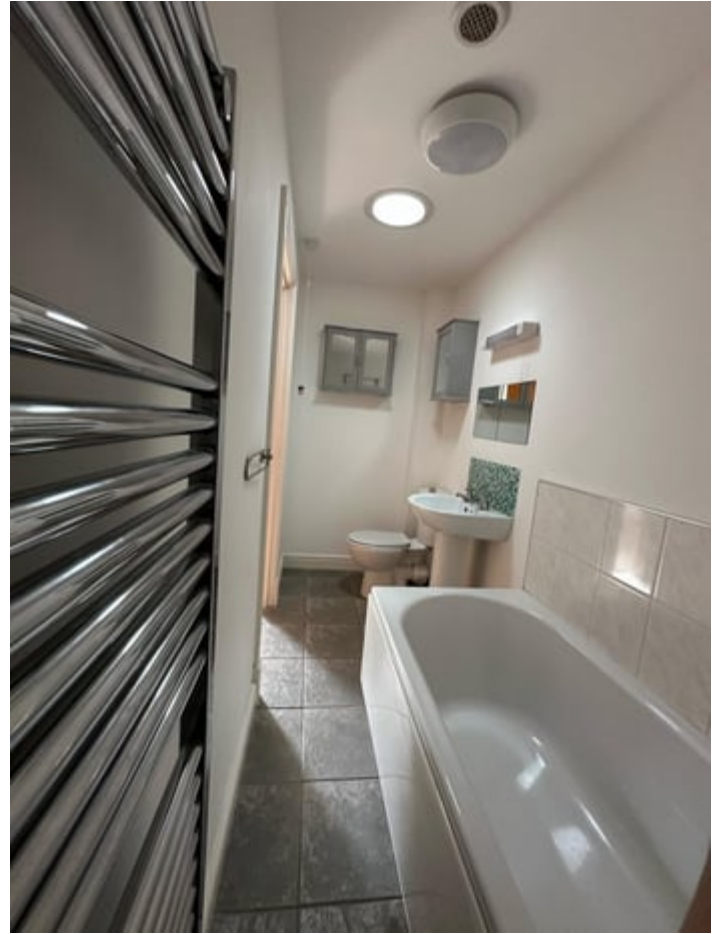


## BATHROOM

Having a modern 3 piece suite comprising of a low level flush toilet, pedestal wash hand basin, panelled bath, natural light port in ceiling, heated towel rail.



## BATHROOM (SECOND IMAGE)



## SEPARATE SHOWER ROOM

With heated towel rail, double shower with sliding screen door with Triton T80 shower unit.



## BEDROOM 2

14' 0" x 7' 9" (4.27m x 2.36m). With Velux windows, undereaves storage, radiator, telephone point, T.V. point, views to rear, stepped display platform/roof inspection steps.





**BEDROOM 2 (SECOND IMAGE)**



## **EXTERNALLY**

### **GARDEN**

The property enjoys a low maintenance enclosed front and rear garden area. To the rear lies a small patio and lawned area that enjoys a breath taking backdrop over open country fields. To the front lies a larger gravelled area with a path leading to the front entrance door from the parking area.



### **GARDEN (SECOND IMAGE)**



### **PARKING AND DRIVEWAY**

A tarmacadamed driveway with ample parking for numerous vehicles with gated access onto the front gravelled area.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A highly appealing Affordable Home offering character yet modern accommodation.

## AFFORDABLE HOME CRITERIA

The three qualifying criteria to purchase and occupy this property are:

1. Unable to obtain a mortgage for 10% more than the discounted price of the property e.g. discounted price £100,000 to qualify must not be able to obtain a mortgage for

£110,000 or more. Applicants will also need to be able to fund any deposit required by the mortgage company.

### 2. Local Connection

- o Lived in Ceredigion for a continuous period of 10 years in the last 20 years.

OR

- o Need to live in Ceredigion to substantially care for or be cared for by a close relative who has lived in Ceredigion for 10 continuous years in the last 20 years) and the relative's property is incapable (whether as it stands or subject to extension) of meeting the needs of the combined household.

OR

- o Are employed in Ceredigion as a key worker on a full time (35 hours) permanent basis. For these purposes a Key Worker is:

- ☐ A teacher in a school or in a further education establishment or sixth form college;
- ☐ A nurse or other skilled health worker in the National Health Service;
- ☐ A police officer;
- ☐ A probation service worker;
- ☐ A social worker;
- ☐ An educational psychologist
- ☐ An occupational therapist employed by the local authority;
- ☐ A fire officer;
- ☐ Any other person whose employment fulfils an important role in the provision of key services in Ceredigion where recruitment from within the County has proven difficult. This would need to be agreed with the Local Authority and recruitment evidence would need to be provided.

3. The applicant will occupy the property as their sole residence and will be required to confirm that they do not own other residential property.

Applications forms are available via the Sole Selling Agents, Morgan & Davies

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain. The property is subject to a Local Affordable Home Scheme.

## 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, electric heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** Driveway. Off Street.

**Heating Sources:** Double Glazing. Electric.  
Solar.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (53)

**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 Lampeter follow the A475 towards Newcastle Emlyn. In the Village of Llanwnnen turn right at the mini roundabout. Follow the road around continuing on the B4337. Take the next left hand turn towards Cwrtnewydd. On arriving at the Village of Cwrtnewydd continue to the bottom of the hill, turning left over the bridge towards Llanybydder. After 100 yards the property can be found on your right hand side adjacent to Cwrtnewydd Chapel.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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**  
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