

Regulated by:



**RICS**



Since 1989

*An improveable traditional Welsh Cottage set in spacious grounds. Edge of village location. Easy access to Cardigan Bay coast.*



**Llwynteg, Ffostrasol, Llandysul, Ceredigion. SA44 4TE.**

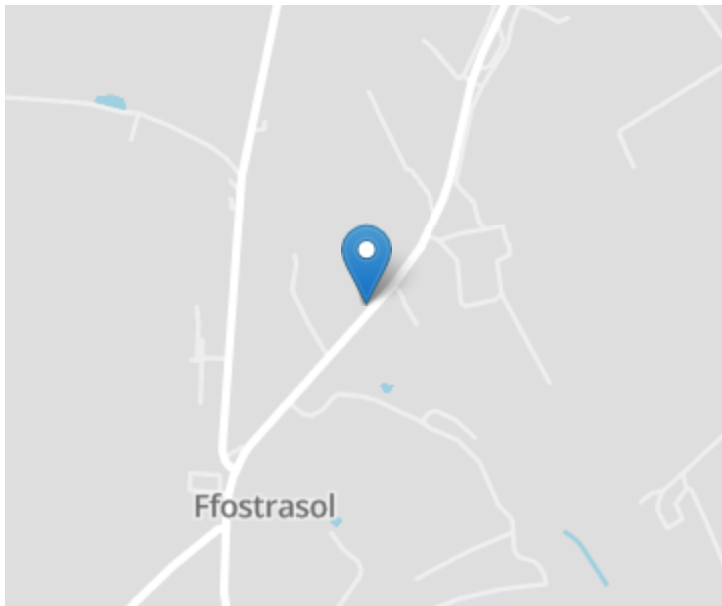
**Ref R/3812/ID**

**£160,000**

**\*\*An improveable traditional stone built semi-detached Welsh cottage\*\*Set within its own spacious grounds\*\*Full of character with many original period features\*\*An exciting restoration project to re-establish this most pretty charming cottage\*\*Useful outbuildings\*\*Ample private parking\*\*Spacious rear and side gardens\*\*convenient village location\*\***

The Accommodation currently provides - Hall, 2 Rec Rooms, Kitchen, Shower Room and toilet. shower room, 2 Upstairs Bedrooms.

The property is located on the fringes of the rural village community of Ffostrasol, level walking distance of village shop, public house/restaurant and is on a bus route. Some 8 miles South of the popular coastal resort and seaside fishing village of New Quay on Cardigan Bay, an easy travelling distance of the Teifi Valley towns of Llandysul, Newcastle Emlyn and Cardigan and a 45 minutes drive from Carmarthen and the link road to the M4 motorway.



### Please Note -

The exterior photographs were taken in 2020.

### General

The current vendors started the renovation project in 2021. Since then they have installed a new electric heating system, internal wall insulation, loft insulation, re-roofed the property etc.. The vendors are having to sell due to ill health.

## GROUND FLOOR

### Entrance Hall



3' 0" x 7' 8" (0.91m x 2.34m) With hardwood effect uPVC double glazed entrance door. Exposed beams.

### Reception Room

12' 11" x 10' 4" (3.94m x 3.15m) with double glazed window to front, electric radiator.



## Living Room



15' 11" x 13' 0" (4.85m x 3.96m) with an open fireplace housing a multifuel burning stove on a stone hearth, stairs to first floor, double glazed window to front, electric heater.



## Rear Galley Kitchen



22' 6" x 5' 8" (6.86m x 1.73m) Being split level and comprising of a range of base cupboard units with formica working surfaces above, FLAVEL electric double oven with 4 ring hob above, electric heater, 3 windows overlooking rear garden, hardwood exterior door, extractor fans.

## Shower Room

Tiled room with mains powered shower.



## Seperate W.C



With low level flush W.C, pedestal washand basin, tiled floor, extractor fan.

## First Floor

### Shower Room



6' 0" x 9' 4" (1.83m x 2.84m) The suite has yet to be installed, however has plumbing for a shower, W.C and sink unit. Cupboard housing the hot water tank.

### Front Bedroom 1



8' 2" x 12' 8" (2.49m x 3.86m) Double glazed window to front, electric heater, exposed 'A' frame.

### Master Bedroom



10' 0" x 12' 5" (3.05m x 3.78m) with 2 double glazed windows to front, velux window to ceiling, exposed 'A' frame beam, electric heater.

### To the Front

A pleasant forecourt with front hedge on boundary. Side drive with ample parking space.



### Lean to Garage/Workshop

12' 11" x 9' 9" (3.94m x 2.97m) with double doors.

## Useful Corrugated Iron Garage / Workshop



12' 5" x 21' 7" (3.78m x 6.58m) with inspection pit. Lean to Shed.

### To the Rear



Spacious grounds at rear mostly laid down to grassed areas. Potting shed, woodstore and other useful outbuildings.

## 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.

## TENURE

The property is of Freehold Tenure.

## Services

Mains Electricity, Water and Drainage. Hardwood effect upvc double glazing. Recently installed electric heating.

Council tax band - C.

## Directions

Travelling on the main A487 coast road South West from Aberaeron towards Cardigan, at the village of Synod Inn turn left onto the A486 Llandysul road. Keep on this road for some 3 miles and as you enter the village of Ffostrasol you will see the village hall on the right hand side and this is then the second property on the right hand side identified by the Agents for sale board.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	