

A delightful mid terraced 2 bedroomed house with rear garden and outhouse. Llanddewi Brefi, West Wales



Gerlan, Llanddewi Brefi, Tregaron, Ceredigion. SY25 6RN.

£99,950

REF: R/4645/LD

*** No onward chain - Priced to sell *** Double fronted mid terraced stone and slate cottage *** Delightful centre of Village location *** Traditional 2 bedroomed accommodation *** Modern kitchen *** Electric heating and UPVC double glazing

*** Large rear garden - Laid to lawn *** Stone and slate outhouse *** Front courtyard style garden *** No parking

*** Close to a range of local amenities *** Llanddewi Brefi is located at the foothills of the Cambrian Mountains overlooking St Peter's Church *** Close to the Market Towns of Lampeter and Tregaron *** A 30 minute drive to the Cardigan Bay Coast *** Contact us today to view *** Suiting 1st Time Buyers or Investment Purchasers



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LOCATION



Llanddewi Brefi is an historic Village having a long connection with Saint David located in the heart of the Teifi Valley at the foothills of the Cambrian Mountains. The Village offers a thriving Community with a Public House and Places of Worship. The Market Town of Tregaron offers a wider range of facilities within 3 miles and the University Town of Lampeter is less than 8 miles to the South. The University Town Coastal Resort and Administrative Centre of Aberystwyth lies to the North and is within a 30 minute drive.

GENERAL DESCRIPTION

A traditional double fronted mid terraced cottage offering 2 bedroomed accommodation. The property benefits from electric heating and double glazing and enjoys a large lawned rear garden with a stone and slate outhouse.

The property perfectly suits 1st Time Buyers or Investment Purchasers.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC entrance door.

LIVING ROOM

15' 3" x 12' 9" (4.65m x 3.89m). With staircase to the first floor accommodation with understairs storage cupboard, two Dimplex electric wall heaters.



DINING ROOM

14' 9" x 6' 5" (4.50m x 1.96m). With Dimplex electric wall heater.



KITCHEN

10' 7" x 7' 1" (3.23m x 2.16m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, plumbing and space for automatic washing machine, UPVC rear entrance door, Dimplex electric wall heater.

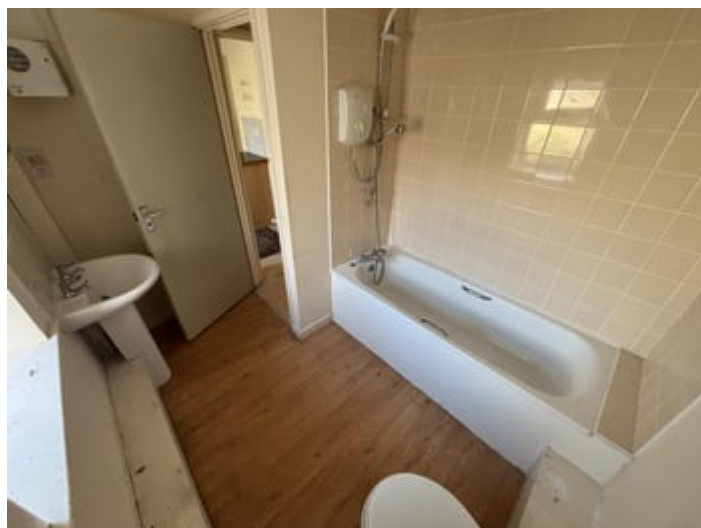


KITCHEN (SECOND IMAGE)



BATHROOM

Having a 3 piece suite comprising of a panelled bath with Mira shower over, low level flush w.c., pedestal wash hand basin, extractor fan.



FIRST FLOOR

LANDING

With two cloak cupboards.

BEDROOM 1

16' 7" x 9' 8" (5.05m x 2.95m). With wall heater.



BEDROOM 2

9' 8" x 7' 7" (2.95m x 2.31m). With wall heater.



GARDEN (SECOND IMAGE)



TRADITIONAL STONE AND SLATE OUTHOUSE



EXTERNALLY

FRONT GARDEN

A front courtyard area.

REAR GARDEN

The property enjoys an extensive rear garden being laid to lawn providing fantastic outdoor space.



PARKING

There is no parking with the property.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A delightful centre of Village cottage perfectly suiting 1st Time Buyers or Investment Purchasers.

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 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.

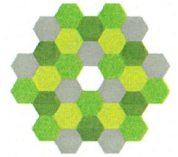
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, solar thermal for hot water, electric heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

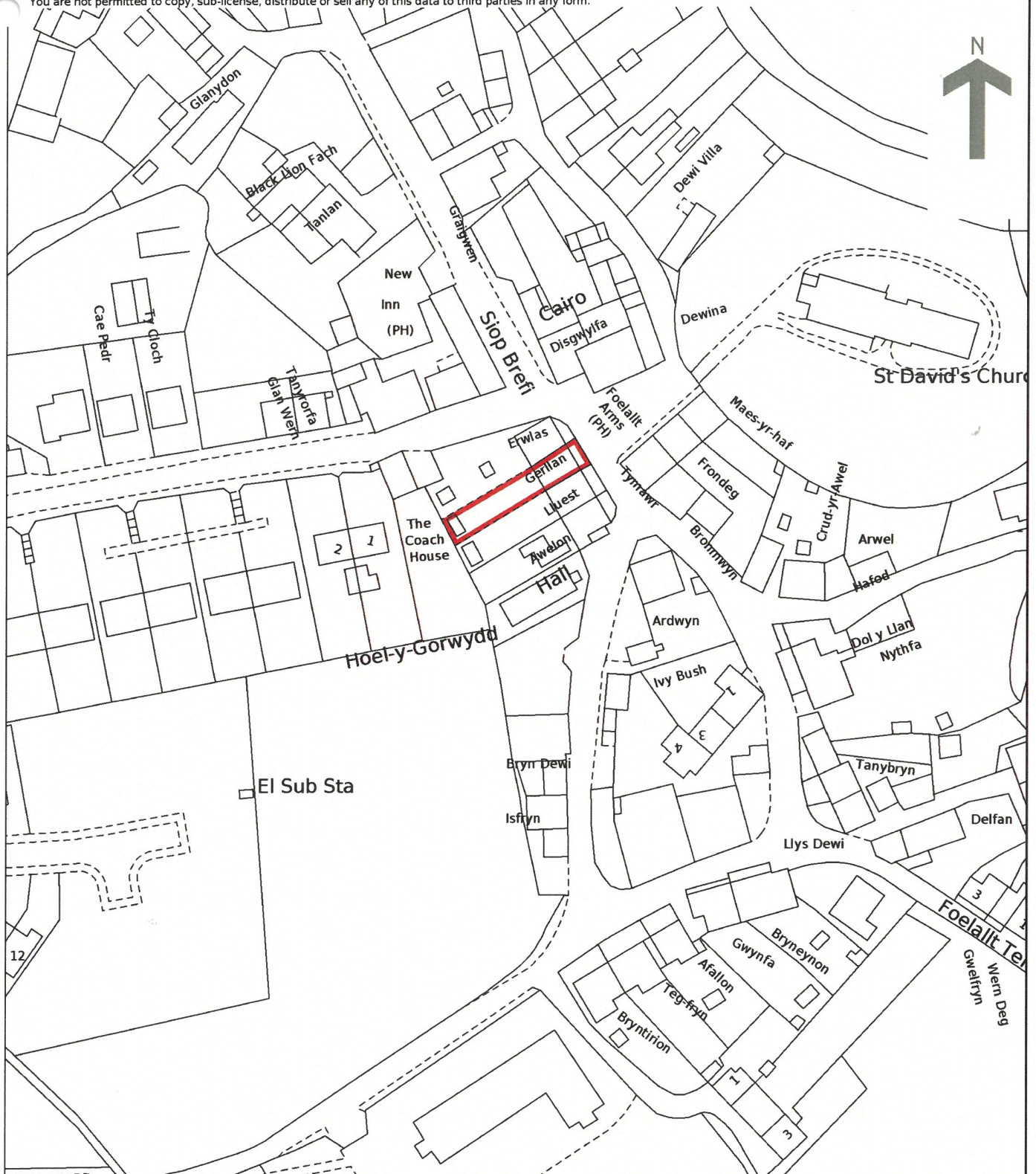
HM Land Registry

Official copy of title plan

Title number **CYM697516**
Ordnance Survey map reference **SN6655SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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Council Tax: Band C

N/A

Parking Types: No Parking Available.

Heating Sources: Double Glazing.

Electric. Solar Thermal.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (49)

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 take the A485 Tregaron road and carry on this road for approximately 6 miles until you reach Llanio. Take the next right hand turning signposted Llanddewi Brefi. Proceed on this road for 1 mile and you will arrive at the 'T' junction. Turn right into the Village of Llanddewi Brefi and continue over the bridge. As you head into the Village Centre the property will be located 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 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'.

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+) A	49	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 :

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