

A recently renovated 2 bed character cottage. Set in landscaped gardens and grounds. Convenient village location. Llanarth Near New Quay - West Wales.



Bryn Morgan, Llanarth, Near New Quay, Ceredigion. SA47 0NN.

£250,000

Ref R/4143/ID

****A recently renovated 2 bed semi detached cottage**Landscaped gardens and grounds**Convenient village location**Only 4 miles inland from the Cardigan Bay coastline at New Quay**Renovated to a high standard**Oil fired central heating**Double Glazing throughout**PV Solar Panels**Ample private parking**MUST BE SEEN TO BE APPRECIATED****

The property comprises of Ent Hall, Spacious Lounge/Dining Room, Kitchen, Modern Bathroom, 2 Double Bedrooms.

Located in the convenient village of Llanarth being an easy walk to the bus stop and only a few minutes from a good range of village amenities which include petrol station, shop, post office, primary school, garden centre, public house etc. Only some 4 miles from the popular coastal resort and seaside fishing village of New Quay on Cardigan Bay. Some 4 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy reach of the larger Marketing and Amenity Centres of Aberystwyth, Cardigan and Lampeter.



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GROUND FLOOR

Entrance Hall

9' 2" x 3' 7" (2.79m x 1.09m) via upvc half glazed door to front, laminate flooring. Stairs to first floor. Tall central heating radiator. Door into -



Spacious Lounge/Dining Room

12' 3" x 21' 0" (3.73m x 6.40m) a lovely spacious room with inset 'Clarke' wood burning stove on a raised tiled hearth with mantle above, double glazed window to front and rear, 2 tall central heating radiators, space for 6 seater dining table, TV point, alcove shelving, understairs cupboard.





Kitchen

12' 7" x 8' 4" (3.84m x 2.54m) with a modern kitchen comprising of a Sage Green base and wall cupboard units with formica working surfaces above, inset single drainer sink, electric cooker, 4 ring ceramic hob with extractor hood, integrated dishwasher, plumbing for automatic washing machine, tiled splash back, laminate flooring. Half glazed upvc door to rear, double glazed window to side, space for fridge freezer.



FIRST FLOOR

Landing

10' 3" x 5' 9" (3.12m x 1.75m) with access hatch to loft. Door into airing cupboard.



Modern Bathroom

7' 9" x 3' 9" (2.36m x 1.14m) a modern 4 piece white suite comprising of a corner shower unit with mains rainfall shower head above, modern free standing bath, Gloss white vanity unit with inset wash hand basin, low level flush w.c. illuminous mirror unit, half tiled walls, extractor fan, frosted window to rear, tall central heating radiator, shaver light and point.



Rear Double Bedroom 1

10' 2" x 9' 7" (3.10m x 2.92m) with glazed window to rear, central heating radiator.



Front Double Bedroom 2

10' 2" x 13' 4" (3.10m x 4.06m) double glazed window to front, central heating radiator, range of fitted mirrored wardrobe units.



EXTERNALLY

Outside Store Room

3' 4" x 8' 8" (1.02m x 2.64m) housing a Worcester oil fired boiler, outlet for tumble dryer.

To the Rear

Considerable time and effort has been invested to the gardens having been fully landscaped creating a lovely seating area which includes lower patio area with stone steps leading to a sheltered seating area.

Further stone steps leads to a level lawned area with composite outside Store Shed with flower borders. Beyond this is a further lawned area with mature flower borders and shrubs.

Steps lead up to a composite decking area with tinted glass making a most wonderful seating / barbecue area with views over Llanarth.





To the front

Gravelled parking area for 2 cars.



TENURE

The property is of Freehold Tenure.

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.

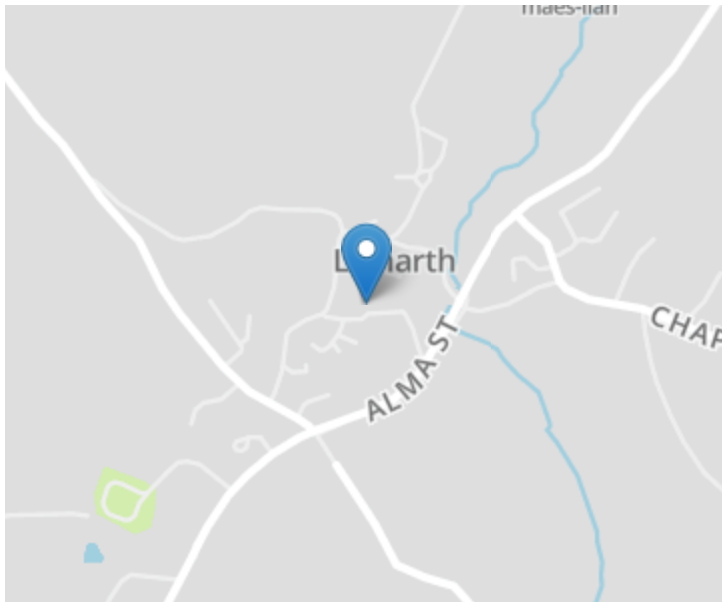
Services


We are advised that the property benefits from Mains Water, Electricity, Drainage and Oil Fired Central Heating. 16 Solar PV Panels.

Council Tax band C.

Directions

From Aberaeron proceed South West on the A487 coast road towards Cardigan. Follow the course of the road through the villages of Ffosyffin and Llwyncelyn onto the village of Llanarth. As you reach Llanarth drive through the village and as you drive down the hill with the Premier Stores on the left hand side, climb up hill, take the 1st right hand turning opposite the snooker hall. Follow this road around the left hand bend and the property will be found on the right hand side as identified by the agents for sale board.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(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 :

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