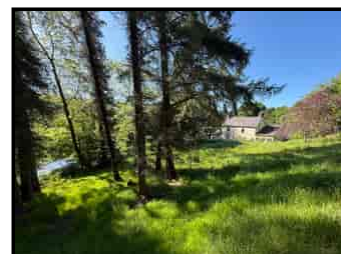


Charming period Welsh cottage set in 2.5 acres nestled in the picturesque Teifi valley. 1 mile from Cenarth Near Newcastle Emlyn.



Stradmore Gardens, Cenarth, Newcastle Emlyn, Ceredigion. SA38 9LB.

£285,000

Ref A/5461/ID

****An increasingly rare opportunity ! **An improvable 2.5 ACRE Smallholding**Nestled on the banks of the river Teifi**Only 1 mile from Cenarth**Period 2/3 bed stone cottage**Just under an acre of walled garden**Pretty bluebell woodland setting**Immense potential**Perfect for buyers seeking a rural retreat or investors looking for a renovation project with huge potential or those individuals looking for a good life and self sufficiency**In a picturesque rural setting within this West Wales countryside**A traditional welsh Period cottage boasting 3 spacious bedrooms with immense potential for renovation****

The property provides - Entrance porch, kitchen/diner, sitting room, wet room. First floor 2 bedrooms and shower room.

The property is situated approximately 1 mile from the picturesque village of Cenarth which offers a wealth of natural beauty being on the banks the River Teifi, famous for its salmon leaping waterfalls, coracle making history etc. A lovely place to live. The towns of Cardigan and Newcastle Emlyn are each within a 10 minutes drive offering a comprehensive range of shopping and schooling facilities. Only some 15-20 minutes from several popular sandy beaches along the picturesque West Wales coastline.



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AI VISUALIZATION

AI generated photos to display the potential of the property and walled garden.

This is not a how the property looks currently.



GROUND FLOOR

Entrance Porch

Via half glazed upvc door into porch. Hardwood door leading into -

Kitchen 1

14' 8" x 14' 4" (4.47m x 4.37m) with double glazed window to front and rear, a range of fitted base and wall cupboard units, stainless steel single bowl drainer sink with mixer tap, oil fired rayburn for domestic hot water, dog leg stairs leading to first

floor. Steps leads through to -



Kitchen 2

16' 7" x 9' 8" (5.05m x 2.95m) double glazed window to front and rear, solid fuel rayburn, fitted base and wall cupboard units, half glazed exterior door to front.





Sitting Room/Downstairs Bedroom 1

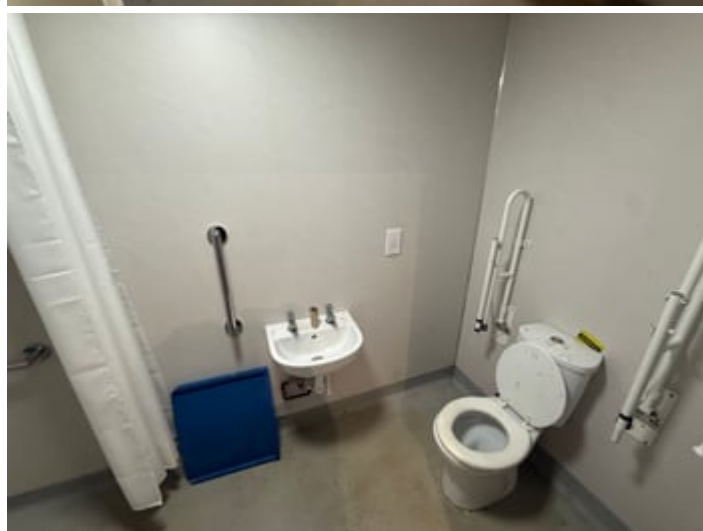
9' 9" x 8' 11" (2.97m x 2.72m) with double glazed window to front, door leading into -



Wet Room

8' 11" x 5' 1" (2.72m x 1.55m) a more recent addition.

Comprising of a non slip wet room flooring with electric shower above, pedestal wash hand basin, low level flush w.c.



FIRST FLOOR

Landing

Accessed via dog leg staircase from the kitchen area, partly exposed A frame beams. Doors leading to all bedrooms.

Bedroom 2

15' 9" x 10' 10" (4.80m x 3.30m) with dual aspect windows to front and side, traditional Victorian style open fireplace with cast iron fireplace with timber mantle surround, built in wardrobe and partly exposed A frame beams.



Bedroom 3

12' 6" x 8' 1" (3.81m x 2.46m) with double glazed window to front, fitted wardrobe, cupboard housing hot water tank, part exposed A frame beams.



Shower Room

5' 3" x 5' 7" (1.60m x 1.70m) a three piece comprising of an enclosed shower with electric shower above, low level flush w.c. pedestal vanity unit, half tiled walls.



EXTERNALLY

The Grounds

A particular feature of this property is its attractive and picturesque gardens and grounds sitting in approximately 2.5 acres.



To the Front

Access to the property is over an initial shared driveway up to a gated road where it then leads to a private driveway which leads to a parking area with space for several cars.

Its main feature it is red brick walled garden that extends to just under an acre and is ideal for those wanting to embrace self sufficiency and growing your own fruit, vegetables and much more.

Beyond this area is -





fishing rights on the river).



Attractive Bluebell Woodland

Running all the way down to the Teifi river. (There are no



The Outbuildings

There are several other small outbuildings on site ideal for storage and also a derelict static caravan.

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.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@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

Services

We are advised that the property benefits from mains water, electricity, private drainage to septic tank.

Council Tax Band E (Ceredigion County Council).

TENURE - Freehold.



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Private.

Heating Sources: Open Fire.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: G (18)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

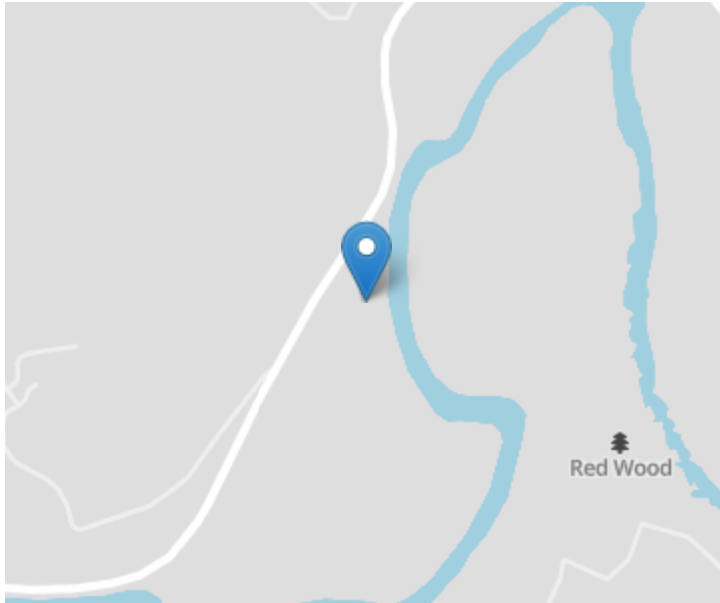
Any risk of coastal erosion? No

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 the centre of Cenarth travelling West on the A484 main road towards Cardigan, continue out of the village for approximately a mile, around the left hand bend and you will see the entrance drive to the property as a sharp left hand turning back towards yourself as identified by the agents for sale board on the left hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	18	
<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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