

A quaint Welsh stone cottage in the popular Teifi Valley Village of Llanfair Clydogau, just 2.6 miles from the University Town of Lampeter, West Wales.



Llwynpiod, Llanfair Road, Lampeter, Ceredigion. SA48 8JZ.

£225,000

REF: R/4333/LD

*** A quaint and charming Welsh stone cottage *** South facing semi detached 2 bedroomed accommodation *** Fully renovated in recent years with no expense spared *** Traditional character yet will all everyday modern conveniences *** A stunning modern kitchen with high end fixtures and fittings *** Contemporary bathroom suite *** Solid fuel central heating and UPVC double glazing

*** Attractive and landscaped rear garden with stone walls and flower and sun terrace *** Off lying garden with raised vegetable beds, new garden shed and greenhouse

*** Popular Teifi Valley Village of Llanfair Clydogau *** Just 2.6 miles from the University Town of Lampeter and 8 miles from the Market Town of Tregaron *** A West Wales country escape awaits you *** Highly sought after and a rare opportunity



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LOCATION

The property enjoys a popular position within the rural Village of Llanfair Clydogau which lies 2.6 miles from the University Town of Lampeter. Lampeter provides an excellent range of amenities, be it leisure, educational or recreational. The Market Town of Tregaron lies within 8 miles and the Cardigan Bay Coast within 11 miles distant.

GENERAL DESCRIPTION

A traditional character Welsh cottage. A fully renovated semi detached property offering 2 bedroomed accommodation along with stunning high end interiors with a modern kitchen and bathroom. The property has been modernised but has not compromised on its traditional charm.

Externally it boasts an enclosed cottage garden with gravelled areas and stone walls that opens onto a flower and shrub terrace. A particular feature of the property is its off lying garden located adjacent to the property and having a range of raised beds, newly built garden shed and greenhouse.

Therefore in all an entirely appealing country proposition in a sought after locality.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

LIVING ROOM

15' 6" x 12' 7" (4.72m x 3.84m). Having access via a composite front entrance door, slate flooring, open fireplace housing a cast iron multi fuel stove with solid oak surround, solid oak spiral staircase to the first floor accommodation, feature exposed stone wall.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



LIVING ROOM (FOURTH IMAGE)**KITCHEN**

19' 4" x 10' 9" (5.89m x 3.28m). Stunning. An anthracite Grey Shaker kitchen with a range of wall and floor units with solid oak worktops and shelving, double Belfast sink, integrated fridge and freezer and washing machine, integrated oven and hob, feature plinth drawers, slate flooring, bi-fold doors opening onto a landscaped rear garden, cast iron multi fuel stove with an exposed flue, two Velux roof windows.

**KITCHEN (SECOND IMAGE)****KITCHEN (THIRD IMAGE)****KITCHEN (FOURTH IMAGE)****First Floor****LANDING**

Having access to the loft space. All rooms have sliding solid oak doors providing great space saving capabilities.



LANDING (SECOND IMAGE)



BEDROOM 2

7' 0" x 6' 6" (2.13m x 1.98m). With fantastic views over the Teifi Valley.



BEDROOM 2 (SECOND IMAGE)



BEDROOM 1

8' 6" x 8' 0" (2.59m x 2.44m). With fantastic views over the Teifi Valley, feature fireplace.



BEDROOM 1 (SECOND IMAGE)



VIEW FROM BEDROOM 1 AND BEDROOM 2



CONTEMPORARY BATHROOM

9' 0" x 5' 0" (2.74m x 1.52m). A stylish suite comprising of a free standing bath with central taps and shower attachment, double drawer vanity unit with wash hand basin and enclosed w.c., additional built-in wardrobes, chrome heated towel rail.



BATHROOM (SECOND IMAGE)



BATHROOM (THIRD IMAGE)



BATHROOM (FOURTH IMAGE)



Externally

LANDSCAPED REAR GARDEN

Recently landscaped with gravelled areas with circular paved patio areas with low stone walls with steps leading onto the terraced flower and shrub garden. There are mostly perennial plants that provides vibrant colours during Spring and Summer Seasons.



REAR GARDEN (SECOND IMAGE)



REAR GARDEN (THIRD IMAGE)



REAR GARDEN (FOURTH IMAGE)



REAR GARDEN (FIFTH IMAGE)



PRETTY GARDEN SHED

8' 0" x 6' 0" (2.44m x 1.83m).



RE-CYCLING/TOOL SHED

5' 0" x 5' 0" (1.52m x 1.52m).

OFF LYING GARDEN

Located adjacent to the cottage and having its own pedestrian gated access point. The garden has been developed by the current Owner and now offers highly productive raised beds, a newly built GARDEN SHED, and the GREENHOUSE. In all this property provides the perfect West Wales country escape.



OFF LYING GARDEN (SECOND IMAGE)



OFF LYING GARDEN (THIRD IMAGE)



PARKING AND DRIVEWAY

To the side of the property lies a gravelled parking area for two vehicles.

FRONT OF PROPERTY (FIRST IMAGE)



FRONT OF PROPERTY (SECOND IMAGE)



PLEASE NOTE

The contents of the property are available by separate negotiation.

AGENT'S COMMENTS

A quaint Welsh cottage just 2 miles from the University Town of Lampeter.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

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, private drainage to a shared septic tank, solid fuel central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Directions


From our Lampeter Office continue down to Bridge Street towards the "Coop" Supermarket turning left just before the Supermarket onto the Llanfair Clydogau road. Continue for approximately 2.6 miles and the property will be found on the left hand side of the lane just before Felin Farm.

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'.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	48	
(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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