

A nicely renovated 3 bedroomed detached cottage with extensive grounds of approximately 0.5 of an acre. Llanfair Clydogau, near Lampeter, West Wales



The Forge, Llanfair Clydogau, Lampeter, Ceredigion. SA48 8LG.

£300,000

REF: R/4862/LD Offers Over

*** Offers over £300,000 *** No onward chain - Priced to sell *** A fully renovated and deceptive country cottage ***
Formerly the Village Forge - Now offering 3 double bedroomed and 3 bathroomed accommodation *** Open plan kitchen/living area with Orangery *** Modern and high end fixtures and fittings throughout *** Oil fired central heating, double glazing and good Broadband connectivity

*** Extensive gravelled driveway accessed via a right of way over a neighbouring property *** Extensive grounds of approximately 0.5 of an acre bordering a stream *** Stunning woodland garden with secret pathways leading down to the stream edge *** Private and not overlooked *** Peaceful and rural setting yet in a rural Village Community

*** Close to the University Town of Lampeter and the popular Market Town of Tregaron *** Ample country walks nearby *** Delightful West Wales countryside *** Contact us today to view



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

Nicely positioned in a small Hamlet type setting of similar style traditional properties, some half a mile from the popular Teifi Valley Village of Llanfair Clydogau with a Village Hall, Shop and Places of Worship, nestled at the foothills of the Cambrian Mountains, yet only 3 miles from the University Town of Lampeter offering a comprehensive range of shopping and schooling facilities.

GENERAL DESCRIPTION

A highly sought after and fully renovated country cottage being the former Village Forge. The property now offers deceptive 3 double bedroomed, 3 bathroomed accommodation with a modern open plan kitchen/living area with an Orangery.

Externally lies the true beauty with an extensive plot of approximately 0.5 of an acre with a large gravelled driveway leading down to a woodland style garden with an abundance of natural tree species, being totally private and not overlooked, and a peaceful streamside boundary. A truly idyllic setting yet being convenient to Lampeter.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

ENTRANCE HALL

With sliding front entrance door, two upright radiators, opening onto the Living Room.



LIVING ROOM

12' 3" x 7' 0" (3.73m x 2.13m). With exposed stone walls, free standing cast iron multi fuel stove, spot lighting, radiator.



GROUND FLOOR SHOWER ROOM

A modern 3 piece suite comprising of a corner shower cubicle, low level flush w.c., double door vanity unit with wash hand basin, heated towel rail, spot lighting.



KITCHEN

17' 7" x 12' 3" (5.36m x 3.73m). A modern fitted kitchen with a range of wall and floor units with granite work surfaces over, 1 1/2 sink and drainer unit, Leisure Cooker Range with extractor hood over, plumbing and space for automatic washing machine, under counter fridge, rear entrance door to the terrace, spot lighting.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



ORANGERY

17' 2" x 10' 11" (5.23m x 3.33m). With an atrium style roof, sliding patio door to the front garden, exposed stone walls.



INNER HALLWAY

With staircase to the first floor accommodation, feature lighting, rear entrance door to the terrace, atrium style window.

GROUND FLOOR BEDROOM 3

11' 7" x 7' 2" (3.53m x 2.18m). With electric heater, atrium style window with fitted blinds.



FIRST FLOOR

LANDING

Accessed from staircase in the Inner Hallway.

BEDROOM 1

17' 0" x 13' 1" (5.18m x 3.99m). With exposed stone walls, spot lighting, two Velux roof windows, radiator.



BEDROOM 1 (SECOND IMAGE)



EN-SUITE TO BEDROOM 1

A modern suite comprising of a bath with shower over, vanity unit with wash hand basin, low level flush w.c., heated towel rail, extractor fan, Velux roof window, spot lighting.



BEDROOM 2

18' 0" x 12' 5" (5.49m x 3.78m). With two Velux roof windows, exposed stone walls with exposed flue from the ground floor multi fuel stove, spot lighting, radiator.



BEDROOM 2 (SECOND IMAGE)



EN-SUITE TO BEDROOM 2

Comprising of a panelled bath with shower over, pedestal wash hand basin, low level flush w.c., radiator, Velux roof window, extractor fan.



EXTERNALLY

GARDEN

The property sits within its own grounds of approximately 0.5 of an acre. The garden has been left to nature and provides a peaceful setting within woodland style grounds. It is private and not overlooked and enjoys a streamside boundary. A truly idyllic and peaceful setting that enhances its country appeal. The garden enjoys woodland walkway with a BBQ area and various seating and entertaining areas.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



WALLED TERRACE AREA

To the rear of the property lies a walled terraced area.

STREAM BOUNDARY



PARKING AND DRIVEWAY

A gravelled driveway with ample parking and turning space with rights of way through the neighbouring property.



FRONT OF PROPERTY



AGENT'S COMMENTS

An unique and unrivalled opportunity. A country cottage with extensive grounds.

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 - 'D'.

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, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (74)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

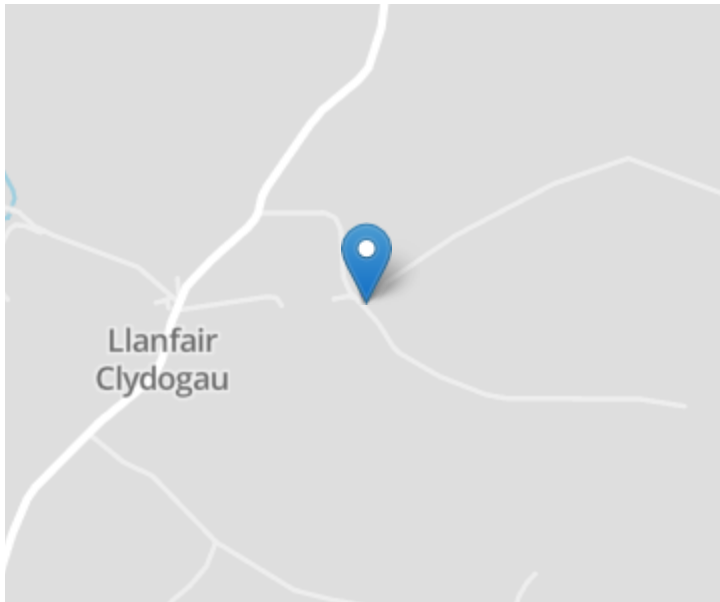
Any risk of coastal erosion? No

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? Yes



Directions

what3words will point you to where the properties lies on the map - raft.tomorrow.prevented


From Lampeter take the A482 road turning left in Cwmann onto the B4343 signposted for Cellan. Continue through the Village of Cellan and onto Llanfair Clydogau. Continue through the Village taking the next right hand turning. Continue for some 500 yards bearing right again and passing a number of cottages. Continue down the driveway of a property named "Silvermine Cottage". At the end of the driveway you will then see "The Forge".

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		
(81-91) B		83
(69-80) C	74	
(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 :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS