

Regulated by:



Since 1989

A deceptive and charming 3 bedroomed country cottage set in semi rural surroundings. Near Llandysul, West Wales



Abernant, Rhydownen, Llandysul, Ceredigion. SA44 4QD.

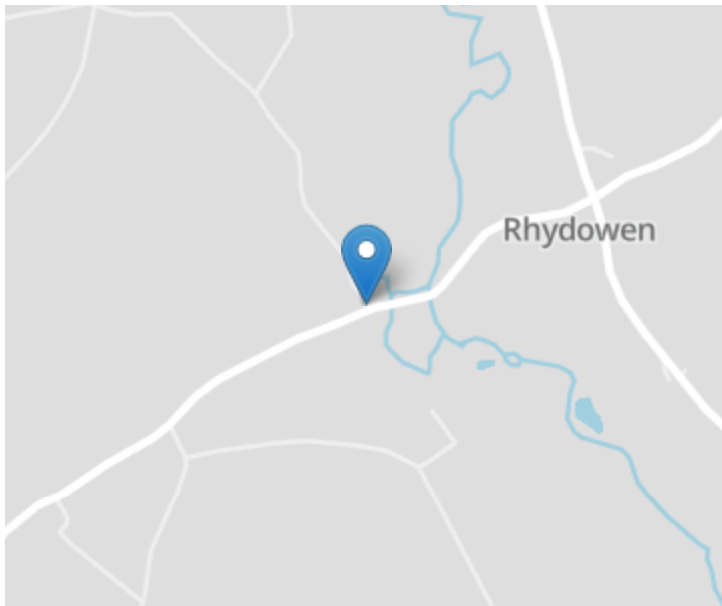
REF: R/3814/LD

£205,000

*** No onward chain *** A charming and deceptively spacious country cottage *** 3 bedroomed semi detached accommodation *** Bursting with original character and charm *** Quaint and cosy country retreat *** Delightful semi rural surroundings *** Recently fitted LPG fired central heating, double glazing and Broadband connectivity

*** Off street gravelled parking area *** Formal garden with lawn and patio area

*** Escape to the Country *** Early viewing highly recommended *** Suiting 1st Time Buyers or Family Occupiers *** Ready to move into *** 3 miles from Llandysul and 10 miles from the Ceredigion Coastline



LOCATION

Abernant is located within the small rural Hamlet of Rhydowen on the A475 between Lampeter and Newcastle Emlyn, just 3 miles from the popular Teifi Valley Market Town of Llandysul, 10 miles inland from the Ceredigion Heritage Coastline and 9 miles equidistant between Newcastle Emlyn and Lampeter.

GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this charming and deceptive 3 bedroomed semi detached cottage enjoying a pleasant semi rural location. The property is in good order and ready to move into. It benefits from LPG fired central heating, double glazing and good Broadband connectivity. Internally it benefits from a modernised and stylish kitchen along with a useful utility.

Externally it boasts a cottage style garden laid to lawn with patio and a large gravelled parking area.

A property worthy of early viewing and currently consisting of the following.

THE ACCOMMODATION

UTILITY ROOM

13' 0" x 6' 1" (3.96m x 1.85m). With a modern range of wall and floor units with work surfaces over, sink unit with mixer tap, plumbing for washing machine, recently fitted wall mounted LPG fired central boiler, built-in freezer, stable type front entrance door.



KITCHEN

14' 6" x 12' 0" (4.42m x 3.66m). A Shaker style country kitchen with a range of floor units with worktops over, ceramic sink and mixer tap, integrated oven with 4 ring gas hob, integrated dishwasher, stripped wooden flooring, two radiators, original beamed ceiling.



KITCHEN (SECOND IMAGE)**LIVING ROOM (SECOND IMAGE)****KITCHEN (THIRD IMAGE)****LIVING ROOM (THIRD IMAGE)****LIVING ROOM**

14' 9" x 11' 4" (4.50m x 3.45m). With an open fireplace (currently not functioning) with slate hearth, window to the front enjoying views over the garden, front entrance door, pitch pine flooring, staircase to the first floor accommodation with understairs storage cupboard, original beamed ceiling.

FIRST FLOOR**LANDING**

With access to the loft space, pitch pine flooring, radiator.



BEDROOM 1

14' 1" x 7' 8" (4.29m x 2.34m). With pitch pine flooring, radiator, window enjoying views over the garden.



BEDROOM 2

8' 1" x 5' 10" (2.46m x 1.78m). With radiator, pitch pine flooring, window enjoying views over the front garden.



BEDROOM 3

11' 1" x 8' 3" (3.38m x 2.51m). With window to the front, pitch pine flooring, radiator.



BATHROOM

7' 11" x 7' 4" (2.41m x 2.24m). A modern suite comprising of a panelled bath, wash hand basin, built-in fully tiled shower cubicle, radiator, part tiled walls.



SEPARATE W.C.

With low level flush w.c., pedestal wash hand basin, bidet, radiator, Velux roof window.



EXTERNALLY

GARDEN

A particular feature of this charming and deceptive cottage is its garden area being private and laid mostly to lawn with a level patio area. There also lies a further wild garden that runs alongside the bridge.



GARDEN (SECOND IMAGE)



PATIO AREA



WILD GARDEN AREA



FRONT OF PROPERTY



PARKING AND DRIVEWAY

A gravelled parking area lies to the front of the property with ample parking.



REAR OF PROPERTY



AGENT'S COMMENTS

A delightful and spacious country cottage in pleasant rural surroundings.

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

Directions


From Lampeter take the main A475 Newcastle Emlyn road. Carry on for approximately 9 miles until you arrive at Rhydowen. Proceed down to the bottom of the hill, over the small bridge, and take the first immediately right hand turning. The property will be found right in front of you positioned on the 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 |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 79 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 30 | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |