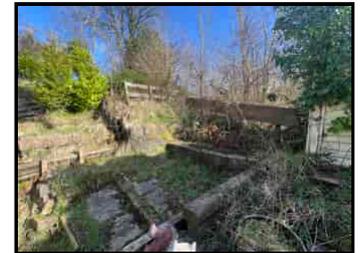


*A Charming 2 bedroomed cottage in the centre of a popular Teifi Valley Village Cwrtnewydd, West Wales.*



**Cledlyn Dale, Cwrtnewydd, Llanybydder, Ceredigion. SA40 9YH.**

**£134,500**

**R/5158/LD**

\*\*\* Attention 1st Time Buyers/Investment Purchasers \*\*\* A charming 2 bedroomed semi detached cottage \*\*\* Centre of popular Village \*\*\* 2 bedroomed accommodation \*\*\* Modern Kitchen \*\*\* UPVC sash double glazing, electric heating and air conditioning at ground floor level \*\*\*

\*\*\* Off Street Parking \*\*\* Terraced garden area with various patio areas \*\*\*

\*\*\* Take a step onto the property ladder \*\*\* Within commuting distance to the larger Towns of Lampeter, Aberaeron and Carmarthen \*\*\*

\*\*\* Contact us to view Today \*\*\*



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

## LOCATION

Situated just 6 miles West from the Town of Lampeter, within easy reach of the Ceredigion Heritage Coastline, and lying 2.5 miles North from the A485 Newcastle Emlyn to Lampeter road. Cwrtnewydd has a popular rural Village Community

## GENERAL DESCRIPTION

A charming and delightfully positioned 2 bedroomed semi detached cottage. The property offers UPVC sash double glazing, electric heating and air conditioning unit on the ground floor.

Externally, there lies a terraced garden with patio and rockery. The property ideally suits 1st Time Buyers or Investment Purchasers.

## LIVING ROOM



14' 3" x 9' 8" (4.34m x 2.95m) . Having access via a UPVC front entrance door from the driveway, TV point, Daikin air conditioning unit.

## KITCHEN

17' 4" x 9' 3" (5.28m x 2.82m) A modern and stylish fitted kitchen with work surface over incorporating an oval stainless steel sink and drainer unit, space and plumbing for automatic washing machine and tumble dryer, built-in electric oven and Hotpoint 4 ring ceramic hob with extractor hood over, Bergonf air condition unit rear entrance door, double aspect windows over the rear terraced garden, staircase to the first floor accommodation with storage area below.



## FIRST FLOOR

## LANDING

To

## BEDROOM 1

14' 5" x 9' 3" (4.39m x 2.82m). With radiator, access to the loft space.



## BEDROOM 2

10' 8" x 6' 3" (3.25m x 1.91m). With radiator, rear over the rear terrace garden.



## BATHROOM

Having stylish 3 piece suit incorporating a shower, low level flush w.c., pedestal wash hand basin, half tiled walls, airing cupboard with hot water tank, Aztec electric heating system.



## EXTERNALLY

### STORE SHED

13' 0" x 5' 0" (3.96m x 1.52m). With door to either side leading from the driveway into the garden area.



## GARDEN

To the rear of the property lies a terraced garden area with various patio, rockery and flower beds. The garden offers great scope and potential to put your own stamp on it.



## PARKING

Off street parking with a side access gate to the rear garden.



## FRONT OF PROPERTY



## AGENTS COMMENTS

A charming cottage in a sought after Location.

## 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 - 'B'.

## 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, mains drainage, electric heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

## MATERIAL INFORMATION

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**Council Tax:** Band B

N/A

**Parking Types:** Driveway.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Construction Type**

Traditional

**EPC Rating:** E (41)

**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 Lampeter take the A475 West to the Village of Llanwnnen. Continue on the A475 to the Village of Drefach. Once reaching Drefach continue to the roundabout taking the third exit towards Cwrtnewydd. Proceed into the Village of Cwrtnewydd and from the top square proceed down the hill. The property will be seen on your right hand side before a terrace of cottages, 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

For further information or to arrange a viewing on this property please contact :

**Lampeter Office**  
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