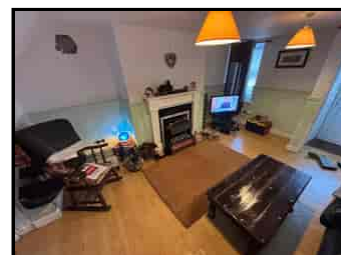


A well positioned end of terrace cottage with garden and parking. Cwrtnewydd, Llanybydder, West Wales



Ty Cornel, Cwrtnewydd, Llanybydder, Ceredigion. SA40 9YJ.

£110,000

REF: R/5103/LD

*** Priced to sell *** Well positioned end of terrace cottage *** 1 bedroomed accommodation *** Double glazing and LPG fired central heating *** In need of general modernisation and updating

*** Lawned garden area being fenced and secure *** Gated off road parking

*** Pleasant centre of Village location in the rural Village of Cwrtnewydd, West Wales *** 6 miles from the University Town of Lampeter *** Suiting 1st Time Buyer or Investment Purchaser



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

LOCATION

Conveniently positioned within the rural Community of Cwrtnewydd, 3 miles from the Teifi Valley Market Town of Llanybydder offering a good range of local facilities, 2 miles from the brand new Ysgol Dyffryn Cledlyn School in Drefach, 6 miles from the University Town of Lampeter and within easy travelling distance of the Ceredigion Heritage Coastline renowned for its sandy beaches and secluded coves, to the West.

GENERAL DESCRIPTION

A well positioned country cottage offering 1 bedroomed accommodation and benefiting from LPG fired central heating and double glazing.

To the rear lies a good sized garden with off road parking which is fully enclosed. It enjoys a centre of Village location and only 6 miles from the University Town of Lampeter.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT ENTRANCE PORCH

Accessed via a UPVC half glazed front entrance door, laminate flooring.

LIVING ROOM

14' 5" x 11' 3" (4.39m x 3.43m). With a modern tiled fireplace with mantle surround, laminate flooring, window to the front, radiator.



KITCHEN

11' 4" x 9' 5" (3.45m x 2.87m). A fitted kitchen suite with wall and floor cupboards, stainless steel 1 1/2 bowl sink and drainer unit with mixer tap, electric cooker point and space with extractor fan over, space for fridge/freezer, space and plumbing for automatic washing machine, half glazed rear entrance door onto garden, picture window over the garden, radiator, laminate flooring, LPG wall mounted boiler.



FIRST FLOOR

LANDING AREA

With access to loft space.

DOUBLE BEDROOM 1

12' 6" x 9' 4" (3.81m x 2.84m). With radiator and enjoying views over the river and the Village.



SHOWER ROOM

Having a 3 piece suite comprising of a glazed double shower cubicle with Triton electric shower, being fully tiled, pedestal wash hand basin, low level flush w.c., chrome heated towel rail, linen cupboard, extractor fan.



EXTERNALLY

GARDEN

Being low maintenance with a pleasant rear lawned garden having steps leading from the rear entrance door, all being fenced, providing privacy and security.



GARDEN (SECOND IMAGE)



GATED OFF STREET PARKING

Off street parking area.

AGENT'S COMMENTS

A well positioned end of terrace cottage in need of some refurbishment.

TENURE AND POSSESSION

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

COUNCIL TAX

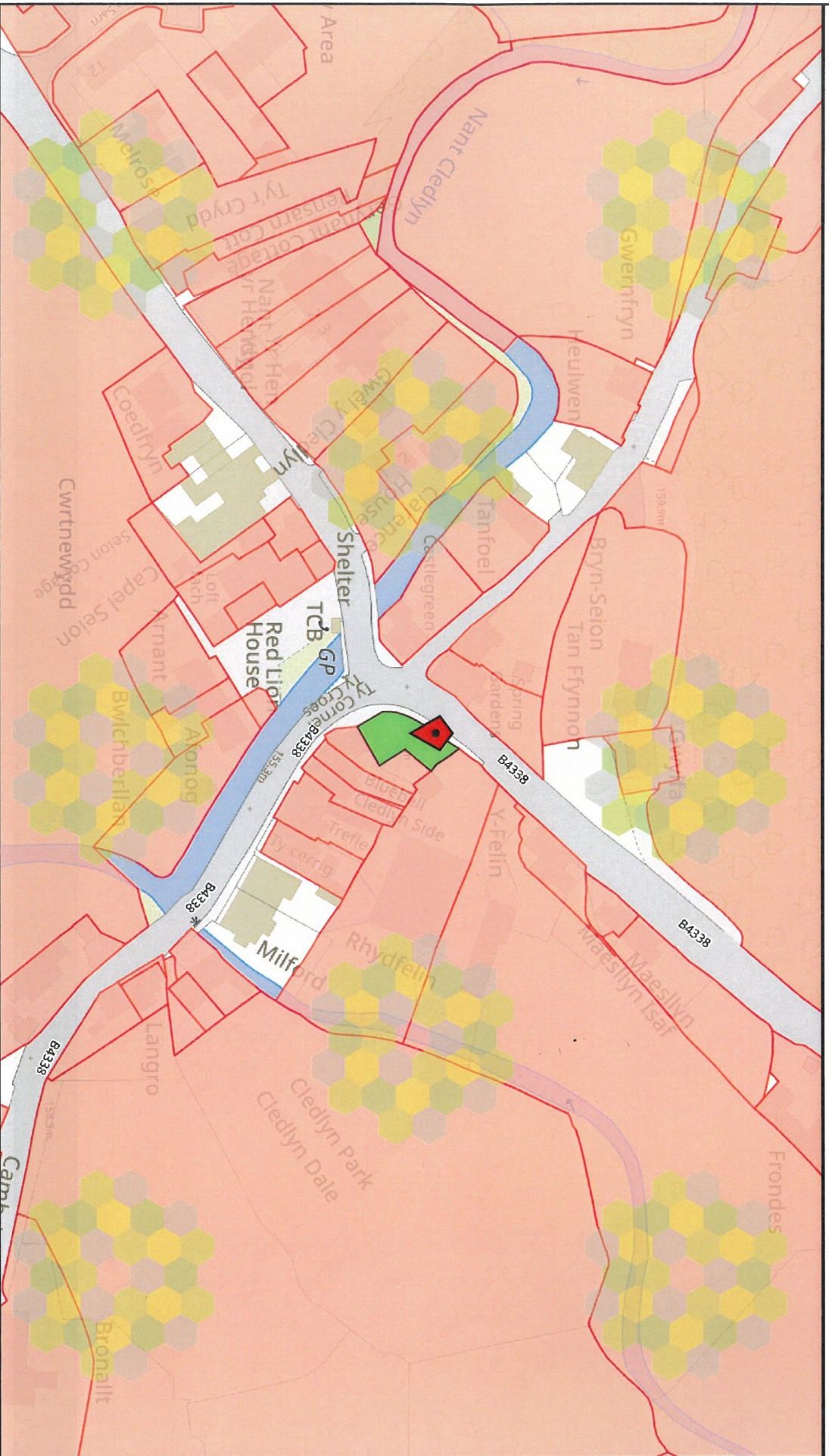
The property is listed under the Local Authority of Ceredigion County Council and has the following charges.
Council Tax Band: 'B'.

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 Vendor that the property benefits from mains water, mains electricity, mains drainage, LPG fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



0 5 10 15 20 25 30 35 40 50m

Map scale 1:1250

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Data last updated 10:00pm 28 JANUARY, 2026

Council Tax: Band B

N/A

Parking Types: Off Street.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: F (23)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

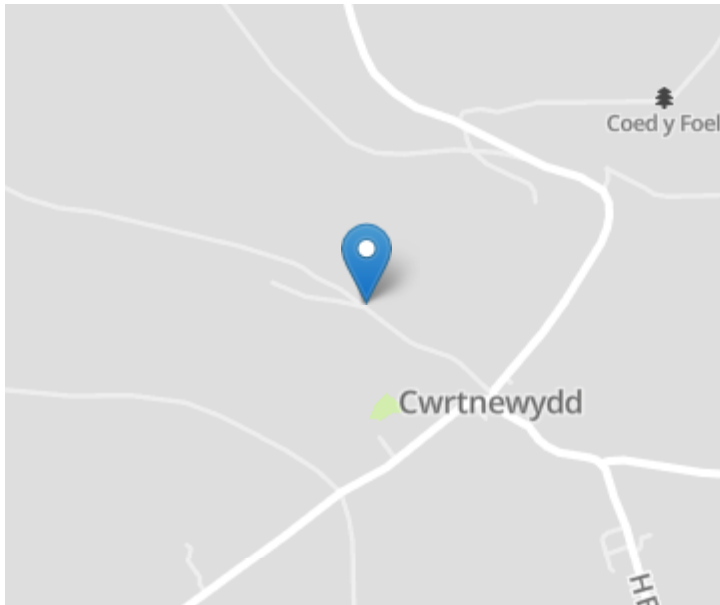
Any risk of coastal erosion? No

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 to Drefach, turning right signposted Cwrtnewydd. Continue to the Village, down the hill, and Ty Cornel will be located on your 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
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	23	
(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 :

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12 Harford Square
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