

*A traditional village residence set in generous grounds, centre of village, Cwrtnewydd, Nr Llanbydder, West Wales.*



**Brynderw, Cwrtnewydd, Llanbydder, Ceredigion. SA40 9YJ.**

**£280,000**

**REF: R/4819/LD**

\*\*\* No onward chain \*\*\* Traditional country residence offering 3 bedroomed accommodation \*\*\* Set in its own generous grounds with terraced garden areas \*\*\* Centre of Village position with fine views over the surrounding countryside \*\*\* Benefiting from oil fired central heating and double glazing

\*\*\* Detached garage and designated off street parking area with further parking within the grounds \*\*\* Generous and extensive garden areas being terraced, sloping with various lawned areas \*\*\* South facing patio with ornamental pond and water feature \*\*\* Useful workshop and store shed \*\*\* Adjoining garden with further parking area and terraced garden with potential for a building plot (s.t.c.)

\*\*\* Semi rural village within the popular rural Village community of Cwrtnewydd in picturesque surroundings \*\*\* Short drive to the Market Towns of Llanbydder and Lampeter and the Cardigan Bay coastline at New Quay \*\*\* A property suiting Family accommodation and for those looking for the country life \*\*\* Deserving early viewing



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## LOCATION

Attractive position within the rural village community of Cwrtnewydd, only 3 miles from the Market Town of Llanybydder offering a good range of local facilities, 2 miles from the new Ysgol Dyffryn Cledlyn, 6 miles from the University Town of Lampeter and also within travelling distance to the Ceredigion Heritage Coastline renowned for its sandy beaches and secluded coves to the West.

## GENERAL DESCRIPTION

A traditional country residence that offers spacious 3 bedroomed accommodation and benefiting from oil fired central heating and double glazing.

The property provides a detached garage with off street parking area and extensive and generous gardens. The garden is terraced to sloping with a raised patio area enjoying breath taking views of the surrounding countryside. It also benefits from a workshop and further storage shed.

There is an additional garden to the side which offers further parking as well as potential for a building plot (subject to consent.) In all a fine property in delightful rural surroundings.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

Accessed via UPVC front entrance door, radiator and staircase to the first floor accommodation.

### DINING ROOM

13' 7" x 8' 7" (4.14m x 2.62m) with modern tiled open fireplace. Radiator.



### LIVING ROOM

13' 2" x 10' 9" (4.01m x 3.28m) with feature brick open fireplace with in built TV stand. Understairs storage cupboard. Radiator.



### KITCHEN

12' 9" x 7' 5" (3.89m x 2.26m) with fitted range of wall and floor units with worksurfaces over. 1.5 sink and drainer unit. Electric oven, 4 ring hob with extractor fan over. Plumbing and space for washing machine. Red quarry tiled flooring and side entrance door.



## FIRST FLOOR

### REAR LANDING



### FAMILY BATHROOM,

15' 3" x 8' 7" (4.65m x 2.62m) with 4 piece suite comprising enclosed shower cubicle, low level flush w.c., corner bath. Pedestal wash hand basin. Radiator.



### FRONT LANDING

With access to loft space . Radiator.

## BEDROOM 1

12' 9" x 8' 8" (3.89m x 2.64m) with radiator.



## BEDROOM 2

13' 2" x 9' 5" (4.01m x 2.87m) with radiator.



## BEDROOM 3

13' 1" x 7' 7" (3.99m x 2.31m) with radiator. Boiler cupboard with 'Worcester' Oil fired central heating boiler

Please note: Bedroom 3 is accessed through bedroom 2.



## EXTERNALLY

### LARGE STORE SHED

15' 10" x 6' 7" (4.83m x 2.01m) with electricity connected and located beneath the bathroom but having an external entrance point.

### GARAGE

15' 6" x 14' 3" (4.72m x 4.34m) of corrugated iron and timber construction. two large steel doors. Electricity connected.



### WORKSHOP

15' 0" x 7' 8" (4.57m x 2.34m) with electricity connected and fitted workbenches.



### FORMER OUTSIDE W.C.(NOW STORE SHED )

### GARDEN

The property enjoys extensive garden areas being terraced to sloping. The garden has been developed and landscaped by the current owner and now provides fantastic outdoor space with path leading from the front entrance to a designated raised patio area with lovely all round views over the

countryside. There is also an ornamental fish pond and fountain water feature, and leads on to the workshop.

Certain areas of the garden have been left to have wild flowers and provides a perfect meadow.



### ADDITIONAL GARDEN AREA

This area offers further off street parking and also potential for a building plot subject to consent being obtained from the local Planning Department.

In all, therefore, a highly desirable country property with generous internal and external space.



**PATIO AREA**



**VIEW**



**PARKING AND DRIVEWAY**

Designated parking area to the front of the garage. Also to the adjoining garden.



## FRONT OF PROPERTY



## AGENTS COMMENTS

A central village family home with fantastic internal and external space.

## 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 LAUNDRY 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, oil fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.

# Ground Floor



# First Floor





MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Garage. Off Street. Private.

**Heating Sources:** Double Glazing. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** F (33)

**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 Newcastle Emlyn through the village of Drefach. Turning right onto the B4338 and continue to the village of Cwrtnewydd. At the village centre, follow the road around to the right and continue straight on. Take the 2nd left on the small country lane. Continue for approx, 500yds and the property can be found on your left 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](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view 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'.

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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>		65
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	33	
(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 :

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