

A charming former Church Vestry conversion with a contemporary interior. Llangeler, near Llandysul, West Wales



The Vestry, Llangeler, Llandysul, Carmarthenshire. SA44 5EP.

£145,000

REF: R/5166/LD

- *** No onward chain - Priced to sell *** A former Church Vestry conversion *** Quaint property full of character and charm
- *** Spacious open plan living accommodation *** High quality fixtures and fittings throughout
- *** Stylish and modern shower room and kitchen *** Mezzanine style bedroom area *** Electric heating and log burning stove *** Parking available to the front for two vehicles
- *** Please rural Community Village location *** Close to Llandysul and Newcastle Emlyn and a short drive to the County Town of Carmarthen



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LOCATION

The property is well positioned in the rural Community of Llangeler, only 3 miles from the Teifi Valley Market Town of Llandysul offering a good range of facilities, 4 miles distant from the Teifi Valley Market of Newcastle Emlyn and also being centrally positioned to the larger Towns of Cardigan to the West, Lampeter to the East, and Carmarthen to the South.

GENERAL DESCRIPTION

An unique and characterful former Church Vestry which has been thoughtfully converted to create charming and contemporary living space. The property offers attractive open plan accommodation blending original character with high quality modern finishes. The property benefits from all mains service provisions and a log burning stove.

Internally the living area provides a light and welcoming environment with carefully chosen fixtures and fittings throughout complimented by a stylish modern shower room and kitchen. A mezzanine bedroom overlooks the living space adding to the property a distinctive charm and efficient use of space. It enjoys a parking area to the front.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

ENTRANCE HALL

Accessed via original double doors through to a Vestibule with Limestone flooring and slate steps giving access to the main living area.



OPEN PLAN LIVING AREA

24' 2" x 16' 5" (7.37m x 5.00m).



KITCHEN AREA

A modern and stylish kitchen offering a range of gloss base units with solid timber work surfaces over with an inset 1 1/2 bowl enamel sink unit with Monoblock style tap, ceramic hob, integrated Bosch oven and microwave/grill, open timber shelving, integrated fridge and freezer, feature spiral staircase with access to the mezzanine bedroom.



KITCHEN AREA (SECOND IMAGE)



KITCHEN AREA (THIRD IMAGE)



LIVING ROOM AREA

A particular feature being the log burning stove on a slate hearth, open vaulted ceiling providing a spacious setting with exposed 'A' framed beams.



LIVING ROOM AREA (SECOND IMAGE)



LIVING ROOM AREA (THIRD IMAGE)



READING ROOM/STUDY

6' 0" x 4' 8" (1.83m x 1.42m). With window to the rear overlooking open fields, Velux roof window, feature timber windowsill.



SHOWER ROOM

7' 8" x 5' 9" (2.34m x 1.75m). A stylish fully tiled suite with a walk-in shower cubicle with a glazed screen with an electric powered shower unit, fitted vanity unit incorporating a wash hand basin and w.c., illuminated mirror and shaver point, electric towel rail.



SHOWER ROOM (SECOND IMAGE)



MEZZANINE/BEDROOM

16' 5" x 11' 10" (5.00m x 3.61m). With Velux roof windows, exposed 'A' framed beams, spot lighting.



BEDROOM (FIRST IMAGE)



BEDROOM (SECOND IMAGE)**BEDROOM (THIRD IMAGE)****EXTERNALLY****PARKING AND DRIVEWAY**

To the front of the property lies a hard standing parking area for two vehicles.

**AGENT'S COMMENTS**

An unique opportunity to acquire a converted Vestry being beautifully renovated to a high standard.

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 Carmarthenshire County Council. Council Tax Band for the property - 'B'.

MONEY LAUNDERING REGULATIONS

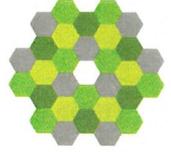
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

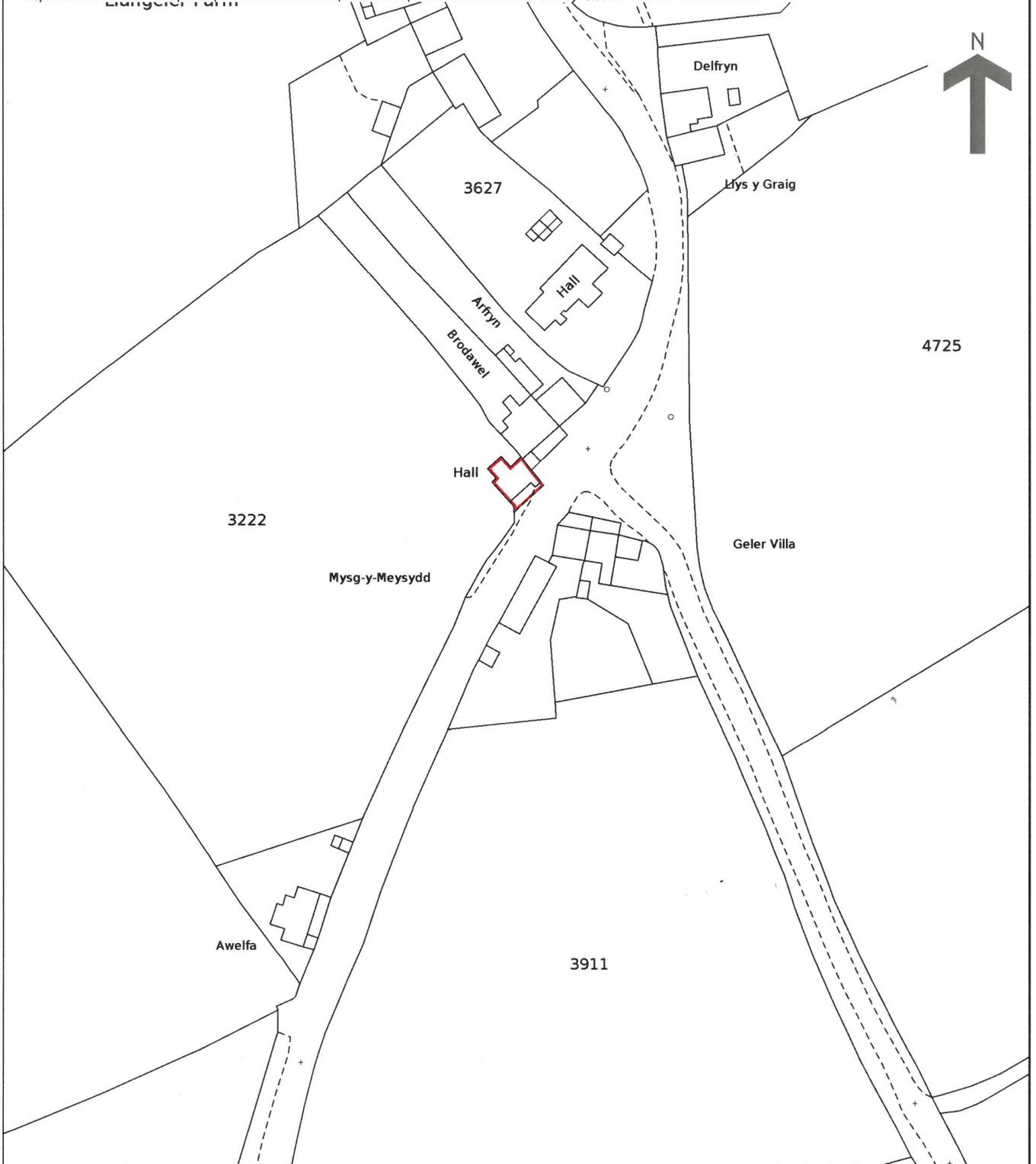
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric heating, wood burning stove, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry
Official copy of
title plan

Title number **CYM335728**
Ordnance Survey map reference **SN3739SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.**

Council Tax: Band B

N/A

Parking Types: Off Street. Private.

Heating Sources: Double Glazing.
Electric. Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (56)

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 Newcastle Emlyn continue South on the A484 Carmarthen road. Continue through Pentrecagal and Henllan. On leaving Llangeler The Vestry will be the last property 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'.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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