

*A delightful and traditional Welsh cottage with spacious lovely gardens and garage. Dihewyd, near Aberaeron, West Wales*



**Arnant House, Dihewyd, Lampeter, Ceredigion. SA48 7PP.**

**£199,000**

**REF: R/4191/LD**

\*\*\* No onward chain - Priced to sell \*\*\* A delightful and traditional Welsh cottage \*\*\* End of terrace 2 bedroomed accommodation \*\*\* Deceptive with 2 reception rooms and large kitchen/diner \*\*\* Oil fired central heating and UPVC double glazing

\*\*\* Generous and spacious gardens \*\*\* Detached single garage \*\*\* Ample off street parking area \*\*\* Terraced garden with a range of shrubbery and flower beds \*\*\* Rear garden - Low maintenance with paved and gravelled areas \*\*\* Summerhouse \*\*\* Fine views to the front over the Aeron Valley \*\*\* Bordering open fields to the rear

\*\*\* Quiet rural location - On the fringes of the rural Village Community of Dihewyd \*\*\* 4 miles from Aberaeron and 11 miles from Lampeter \*\*\* Must view today



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



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

## LOCATION

The property enjoys a quiet location on the fringes of the rural Village Community of Dihewyd with a Primary School and Places of Worship, some 4 miles from Cardigan Bay at the Georgian and Harbour Town of Aberaeron with its comprehensive range of shopping and schooling facilities, 11 miles from the popular University Town of Lampeter and within easy reach of the larger marketing and amenity centres of Aberystwyth and Cardigan.

## GENERAL DESCRIPTION

The subject property is a traditional double fronted end of terrace cottage consisting of 2 bedrooms. The property enjoys a edge of Village position and sits within a sizeable plot with a low maintenance rear paved garden area with steps leading down to a further garden area with a parking and garage area.

The property itself benefits from oil fired central heating, UPVC double glazing and a wood burner, and provides pleasant and well presented accommodation with fine views to the front over the Aeron Valley.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## CHARACTER SITTING ROOM

15' 4" x 15' (4.67m x 4.57m). With access via a UPVC entrance door, original stone surround fireplace housing a Morso multi fuel stove, two radiators.



## DINING ROOM/BEDROOM 3

15' x 7' 8" (4.57m x 2.34m). With radiator.



## KITCHEN

17' 9" x 6' 9" (5.41m x 2.06m). With tiled flooring, half tiled walls, excellent range of fitted units comprising of base cupboards with formica work surfaces over, matching fitted wall cupboards some with glazed doors, stainless steel single drainer sink unit with mixer taps, slot-in oven with extractor hood over, fitted freezer.



## UTILITY ROOM

8' 1" x 7' (2.46m x 2.13m). With tiled flooring, plumbing for automatic washing machine, Worcester Heatslave oil fired combi boiler, half tiled walls, UPVC exterior door.



## FIRST FLOOR

### LARGE CENTRAL GALLERIED LANDING

Leading to



### BEDROOM 1

15' 3" x 7' 10" (4.65m x 2.39m). With radiator.



### BEDROOM 2

8' 8" x 8' 5" (2.64m x 2.57m). With radiator.



## BATHROOM

With laminate flooring, modern white suite comprising of panelled bath with Triton shower over, pedestal wash hand basin, low level flush w.c., radiator.



## EXTERNALLY

### GARDEN

Walled forecourt with paving and shrubbery. At the rear an excellent spacious paved and gravelled patio and sitting out area with a central raised shrubbery, cedarwood Summerhouse and shed.



## GARDEN (SECOND IMAGE)



## GARDEN (THIRD IMAGE)



## GARDEN (FOURTH IMAGE)



## FURTHER TERRACED GARDEN

Steps leading down to a further terraced garden shrubbery area with a yard beyond providing ample parking space. The grounds are easily maintained and are a particular feature of the property.

## DETACHED SINGLE GARAGE

With up and over door and rear fuel store.



## PARKING AND DRIVEWAY

A gated entrance drive.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A well positioned country cottage with large gardens. A must view.

## 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

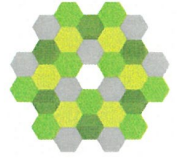
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

## Services

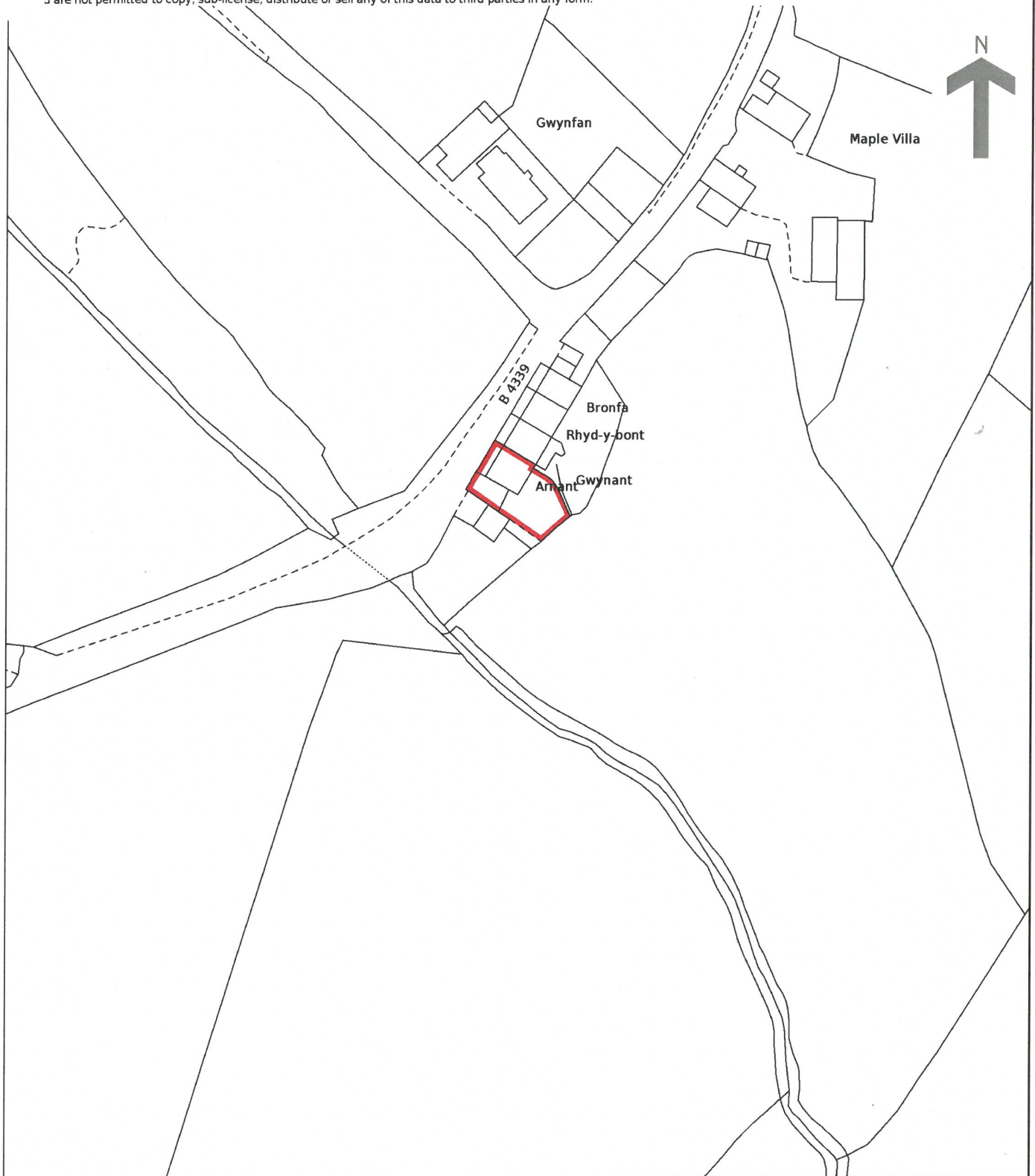
We are informed by the current Vendors that the property benefits from mains water, mains electricity, shared private drainage located within Arnant's garden, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry  
Official copy of  
title plan

Title number **WA619976**  
Ordnance Survey map reference **SN4956SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**



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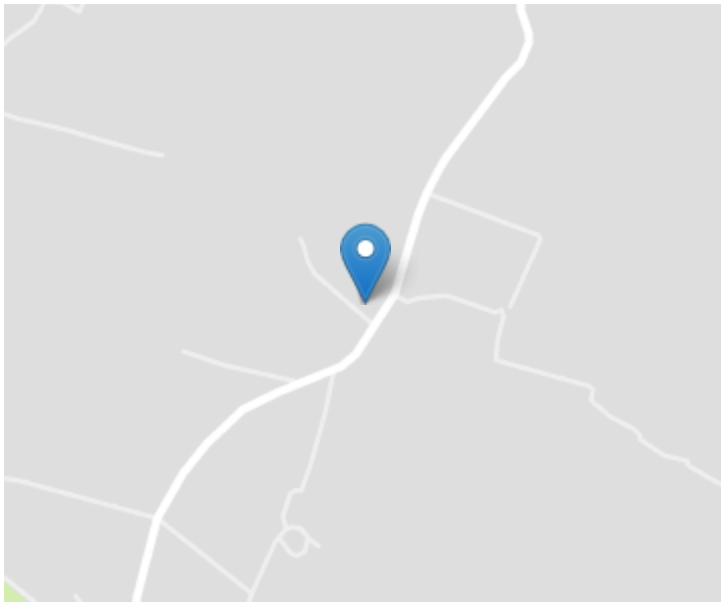
## Directions

From Aberaeron proceed South East on the A482 Lampeter road to the first Village of Ciliau Aeron. In Ciliau Aeron turn right onto the B4339 Dihewyd road past the Primary School. Keep on this road for some 1.5 miles until you drive down into a Valley where you will see a terrace of cottage on the left hand side. This is the last of a terrace of three with a large pull in parking space alongside.

**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'.

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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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