

*A deceptive and traditional 4 bedroomed semi detached cottage with garage and garden.
Llanddewi Brefi, West Wales*



Dewina, Llanddewi Brefi, Tregaron, Ceredigion. SY25 6RL.

£120,000

REF: R/4182/LD

*** No onward chain - Priced to sell *** A deceptive and traditional semi detached cottage *** Recently refurbished with modern kitchen and bathroom *** Electric heating *** Deceptive 4 bedroomed accommodation

*** Off lying garage *** Private garden area with potential for private parking (subject to consent)

*** Centre of popular Village position with good local amenities *** Llanddewi Brefi is located at the foothills of the Cambrian Mountains *** Overlooking St Peter's Church *** Close to the Market Towns of Lampeter and Tregaron *** A 30 minute drive to the Cardigan Bay Coast *** Contact us today to view *** Suiting 1st Time Buyers or Investment Purchasers



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LOCATION

Llanddewi Brefi is an historic Village having a long connection with St David located in the heart of the Teifi Valley at the foothills of the Cambrian Mountains. The Village offers a thriving Community with a Public House and Places of Worship. The Market Town of Tregaron offers a wider range of facilities within 3 miles and the University Town of Lampeter lies 8 miles to the South. The University Town Coastal Resort and Administrative Centre of Aberystwyth lies to the North and within a 30 minute drive.

GENERAL DESCRIPTION

A spacious yet traditional semi detached cottage offering 4 bedroomed accommodation along with a modern kitchen and bathroom. The property requires part modernisation and updating but offers a comfortable property and would perfectly suit 1st Time Buyers or Investment Purchasers.

It enjoys the benefit of an off lying garage and garden which provides great outdoor space.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With traditional front entrance door with fan light over, staircase to the first floor accommodation, radiator.

LIVING ROOM

17'6" x 12'8", with parquet flooring, feature corner stone fireplace with a brass hood, radiator.



LIVING ROOM (SECOND IMAGE)



KITCHEN

21'3" x 12'11", a recently fitted kitchen with a range of units, parquet flooring, large pantry cupboard.



FIRST FLOOR

LANDING

With access to the lot space, large airing cupboard housing the hot water and electric heating system.

FRONT BEDROOM 4

7'11" x 10'3".



FRONT BEDROOM 1

15'2" x 9'7", with radiator.



BATHROOM

With low level flush w.c., pedestal wash hand basin, corner shower cubicle, extractor fan, Velux roof window.



BEDROOM 2

7'8" x 10'8", with radiator.



BEDROOM 3

14'3" x 7'8", with radiator.



VIEW FROM BEDROOM 3**EXTERNALLY****GARAGE**

With a roller shutter door.

**GARDEN**

An enclosed and private garden area laid to lawn offering off street parking.

AGENT'S COMMENTS

A deceptive partly modernised cottage in a popular Village position.

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

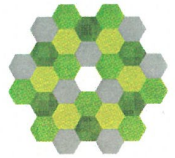
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

Services

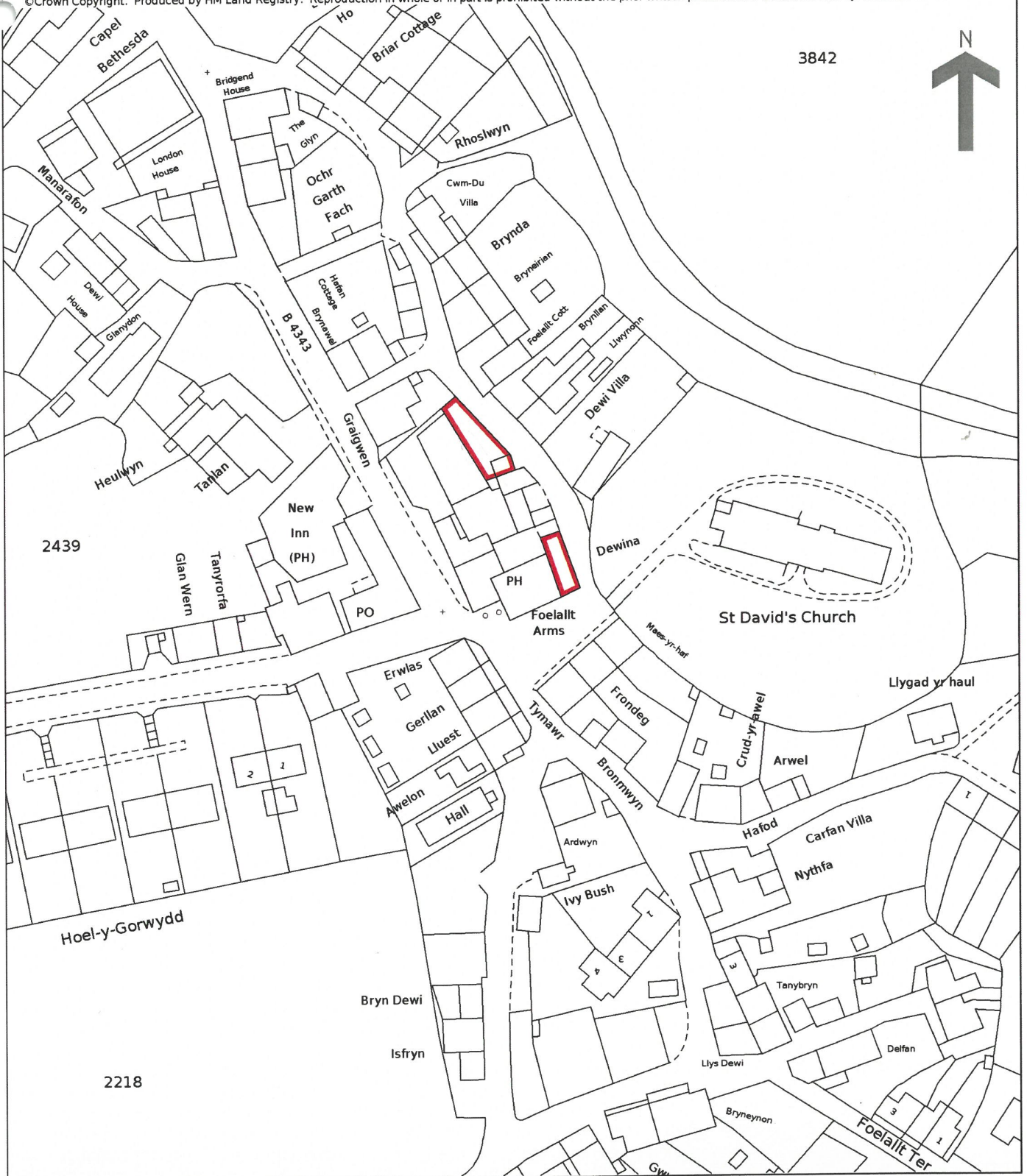
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric heating.

HM Land Registry
Official copy of
title plan

Title number **WA968611**
Ordnance Survey map reference **SN6655SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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Directions

From Lampeter take the A485 Tregaron road and carry on this road. Proceed for approximately 6 miles until you reach Llanio. Take the next right hand turning signposted Llanddewi Brefi. Proceed on this road for 1 mile and you will arrive at the 'T' junction. Turn right into the Village of Llanddewi Brefi and continue over the bridge. As you head into the Village Centre the property will be located on the 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

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 |
|--|----------|-----------|---|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 74 |
| (55-68) | D | | |
| (39-54) | E | 39 | |
| (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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