

Traditional 3 bed detached Period cottage. Located in the popular semi rural village of Pennant, Near Aberaeron.



Gerallt, Pennant, Llanon, Ceredigion. SY23 5JP.

£235,000

R/4647/ID

****Charming 3 bed traditional cottage located in the fringes of the popular semi rural village of Pennant, near Aberaeron**Set in sizeable garden and grounds with a range of useful outbuildings and workshops**Spacious accommodation in need of some cosmetic upgrading**Double glazing throughout**Recently installed oil fired central heating system**Only a 10 minute drive from the coast at Aberaeron**Attractive rural views**A PERFECT PROPERTY TO PUT YOUR OWN STAMP ON IT ! ****

The property comprises of entrance porch, open plan lounge, dining room and kitchen, side conservatory, utility room, store room, downstairs shower room. First floor - 3 bedrooms and 1 bathroom.

The property is situated on the fringes of the village of Pennant which lies only some 2 miles inland from the Cardigan Bay coastline and 3 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. An easy travelling distance to the University town & Administrative Centre of Aberystwyth to the north and Lampeter to the east.



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

GROUND FLOOR

Entrance Porch

4' 4" x 9' 2" (1.32m x 2.79m) a upvc entrance porch with tiled flooring, half glazed hardwood door into -

Open Plan Reception Room / Lounge / Kitchen

26' 0" x 15' 5" (7.92m x 4.70m) max with 2 large double glazed window to front, to one side is a lounge with multi fuel stove on a slate hearth, exposed stone chimney breast, wall light, double glazed window to rear.

To the other side is the kitchen area with fitted base and wall cupboard units with formica working surfaces above, 1½ stainless steel drainer sink, 2 ring ceramic hob, electric hob, plumbing for dishwasher, central heating radiator.



Store Room

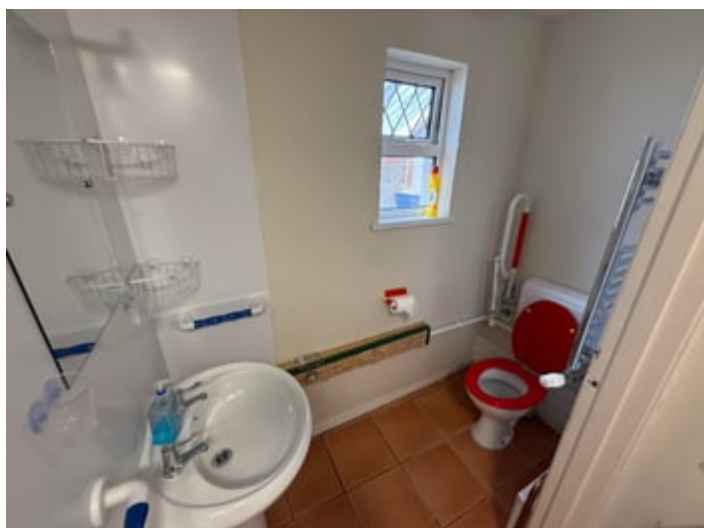
4' 3" x 7' 1" (1.30m x 2.16m) with double glazed window to front, central heating radiator.

Utility Room



7' 0" x 8' 8" (2.13m x 2.64m) with plumbing for automatic washing machine, Worcester Bosch combi boiler, stainless steel drainer sink, tiled flooring.

Downstairs Shower Room



7' 0" x 7' 5" (2.13m x 2.26m) recently installed shower room



with walk in shower unit with mira electric shower above, tiled wash hand basin with low level flush w.c. tiled flooring, central heating radiator.

Side Conservatory



7' 8" x 21' 7" (2.34m x 6.58m) of dwarf wall upvc construction with upvc glazed surround, glazed doors to front and rear, perspex roof.

FIRST FLOOR

Central Landing

8' 1" x 7' 8" (2.46m x 2.34m) with dog leg staircase from lounge area.

Rear Bedroom 1



9' 9" x 7' 8" (2.97m x 2.34m) with window to front and rear with lovely rural views, fitted cupboard.

Front Double Bedroom 2



10' 7" x 9' 9" (3.23m x 2.97m) with double glazed window to front, central heating radiator, built in cupboards.

Double Bedroom 3



8' 8" x 11' 2" (2.64m x 3.40m) with double glazed window to front, heated towel rail, cupboard housing the hot water tank.

Bathroom



8' 9" x 6' 3" (2.67m x 1.91m) having a three piece suite comprising of an enclosed shower with Triton electric shower above, vanity unit with wash hand basin, low level flush w.c. double glazed window to rear.

EXTERNALLY

To the Front

Tarmac driveway with ample private parking for 3-4 cars with attractive shrub beds with a variety of flowers and shrubs.
Greenhouse

Pathway to both sides leads to the rear.



To the rear



A good sized rear garden.

Polly tunnel 18' x 10'.

The Outbuildings



Including -

Workshop 27' x 20'1" with 2 up and over doors, electricity connected.

Tool shed 14'4" x 15' with electricity connected, bi-folding doors.

MOENY 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.

VIEWING ARRANGMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@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.

Services

The property benefits from mains water, electricity and drainage. Oil fired central heating. Double glazing throughout.

Council Tax Band D (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

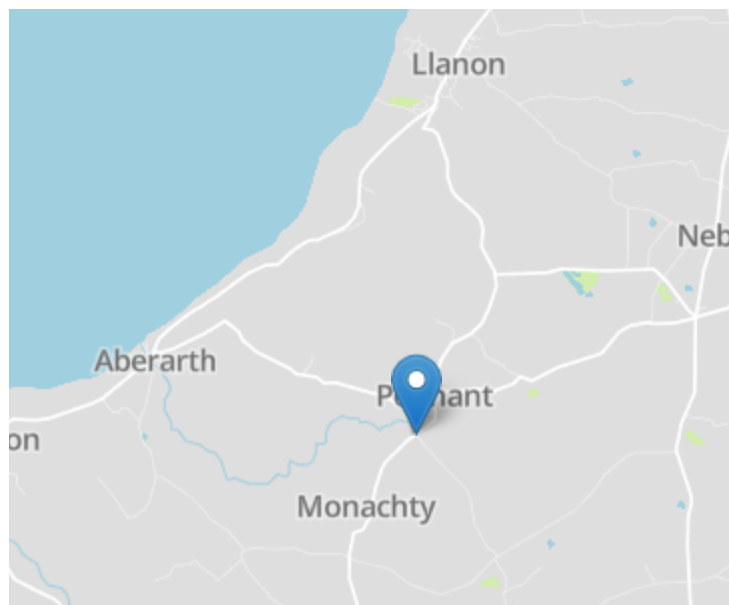
Any risk of coastal erosion? No

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 Aberaeron proceed North East on the A487 coast road to the first village of Aberarth. Drive through the village climbing up hill then take the 1st right hand turning onto the B4577 Pennant road. As you reach the village of Pennant you will pass the church on the right hand side, carry on for a further 500 yards towards the crossroads, turn right at the crossroads and continue down this road for approximately 300 yards, dropping down and then climbing up the hill and you will see Gerallt as one of the first properties on the top of the hill as identified by the agents for sale board on the right hand side.

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

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



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