

A delightfully refurbished 2 bedroomed Welsh cottage set in a pleasant Village. Dihewyd, near Lampeter/Aberaeron, West Wales



Arosfa, Dihewyd, Lampeter, Ceredigion. SA48 7PN.

£175,000

REF: R/4935/LD

*** A period 2 bedroomed Welsh cottage *** Beautifully refurbished and now providing a most desirable country home ***
 Nicely refurbished throughout *** Newly fitted UPVC double glazed windows and doors, air source heating and solar panels
 *** Traditional yet modern *** Cottage style kitchen and useful dining room with open plan living room *** Ground floor
 wet room *** Newly carpeted and decorated throughout

*** Enclosed walled garden laid to level lawn with various patio areas *** Fantastic views to the rear whilst backing onto open
 country fields

*** Traditional and characterful cottage enhanced by the current Owners *** Perfectly suiting 1st Time Buyers or for
 retirement living *** Sought after Village location - Near Lampeter, Aberaeron and the Ceredigion Heritage Coastline at New
 Quay *** A must view country cottage - Contact us today



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CARMARTHEN
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LOCATION

Located on the fringes of the rural Village Community of Dihewyd, convenient to the Village Communities of Felinfach and Ciliau Aeron, between them offering a good range of local amenities, within some 5 miles to the Cardigan Bay and Georgian and Harbour Town of Aberaeron with a comprehensive range of shopping and schooling facilities, some 7 miles from the University Town of Lampeter and within easy reach of the University Town Coastal Resort and Administrative Centre of Aberystwyth.

GENERAL DESCRIPTION

A traditional Welsh cottage that has been refurbished in recent times and now offers a highly desirable 2 bedroomed property. It has undergone refurbishment with new UPVC double glazed windows and doors, air source heating, solar panels and kitchen. It has been decorated and re-floored throughout and now provides a pleasant and airy property.

The property perfectly suits 1st Time Buyers or for those seeking retirement living with its useful ground floor wet room.

Externally it enjoys an enclosed walled rear garden area being extensive and generous and enjoying fantastic views over the surrounding countryside. The garden is laid to lawn with various patio and seating areas. It is private and not overlooked.

The property enjoys traditional country charm yet being convenient to the Towns of Aberaeron and Lampeter as well as the Coastline of the Cardigan Bay with New Quay within a 20 minute drive.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

LIVING ROOM

15' 4" x 14' 3" (4.67m x 4.34m). With access via a UPVC half glazed front entrance door, double aspect windows, staircase

to the first floor accommodation with large understairs storage cupboard, two radiators, feature Victorian fireplace (not tested), laminate flooring.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



LIVING ROOM (FOURTH IMAGE)



LIVING ROOM (FIFTH IMAGE)



DINING ROOM

15' 4" x 11' 0" (4.67m x 3.35m). With laminate flooring, two upright radiators, boiler cupboard housing the hot water cylinder and immersion.



DINING ROOM (SECOND IMAGE)



DINING ROOM (THIRD IMAGE)



GROUND FLOOR WET ROOM

With a walk-in shower facility, raised w.c., pedestal wash hand basin, extractor fan.



KITCHEN

12' 1" x 8' 7" (3.68m x 2.62m). A cottage style Shaker kitchen with a range of floor units, glazed display cabinets above, stainless steel sink and drainer unit, plumbing and space for washing machine, gas cooker point and extractor hood over, designer tiled splash backs, picture window enjoying views over the rear garden, radiator, rear UPVC half glazed entrance door.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



KITCHEN (FOURTH IMAGE)



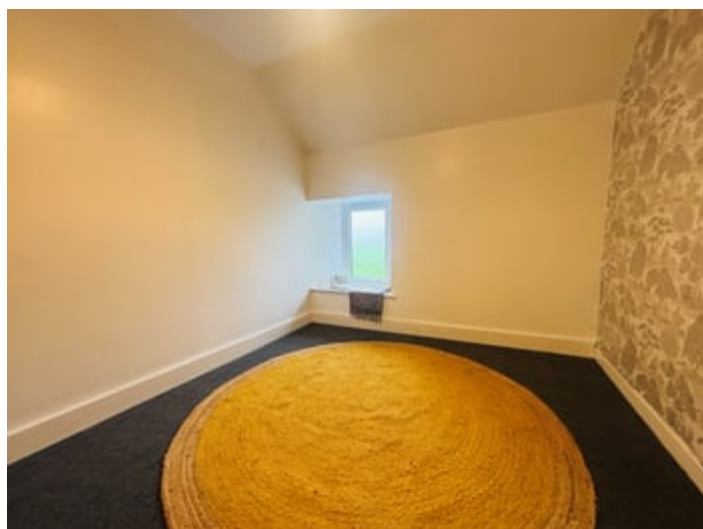
FIRST FLOOR

LANDING

With fitted wardrobe.

BEDROOM 2

9' 2" x 7' 9" (2.79m x 2.36m). With upright radiator, newly carpeted.



BEDROOM 2 (SECOND IMAGE)



BEDROOM 1

14' 0" x 6' 9" (4.27m x 2.06m). With radiator, double aspect windows, newly carpeted.



BEDROOM 1 (SECOND IMAGE)



EXTERNALLY

GARDEN

A particular feature of this property is its generous rear

garden area. The garden has recently been re-landscaped and now offers a walled and private garden area which backs onto open country fields with fantastic views. The garden is laid to level lawned areas with various patio and seating areas. It enjoys a pedestrian gated pathway leading from the front of the property to the rear for ease of access. The property perfectly suits a range of Buyers and has been beautifully refurbished.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



GARDEN (FIFTH IMAGE)



GARDEN (SIXTH IMAGE)



FRONT OF PROPERTY



VIEW TO FRONT



VIEW TO REAR



AGENT'S COMMENTS

A desirable country cottage set in a convenient location.

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'.

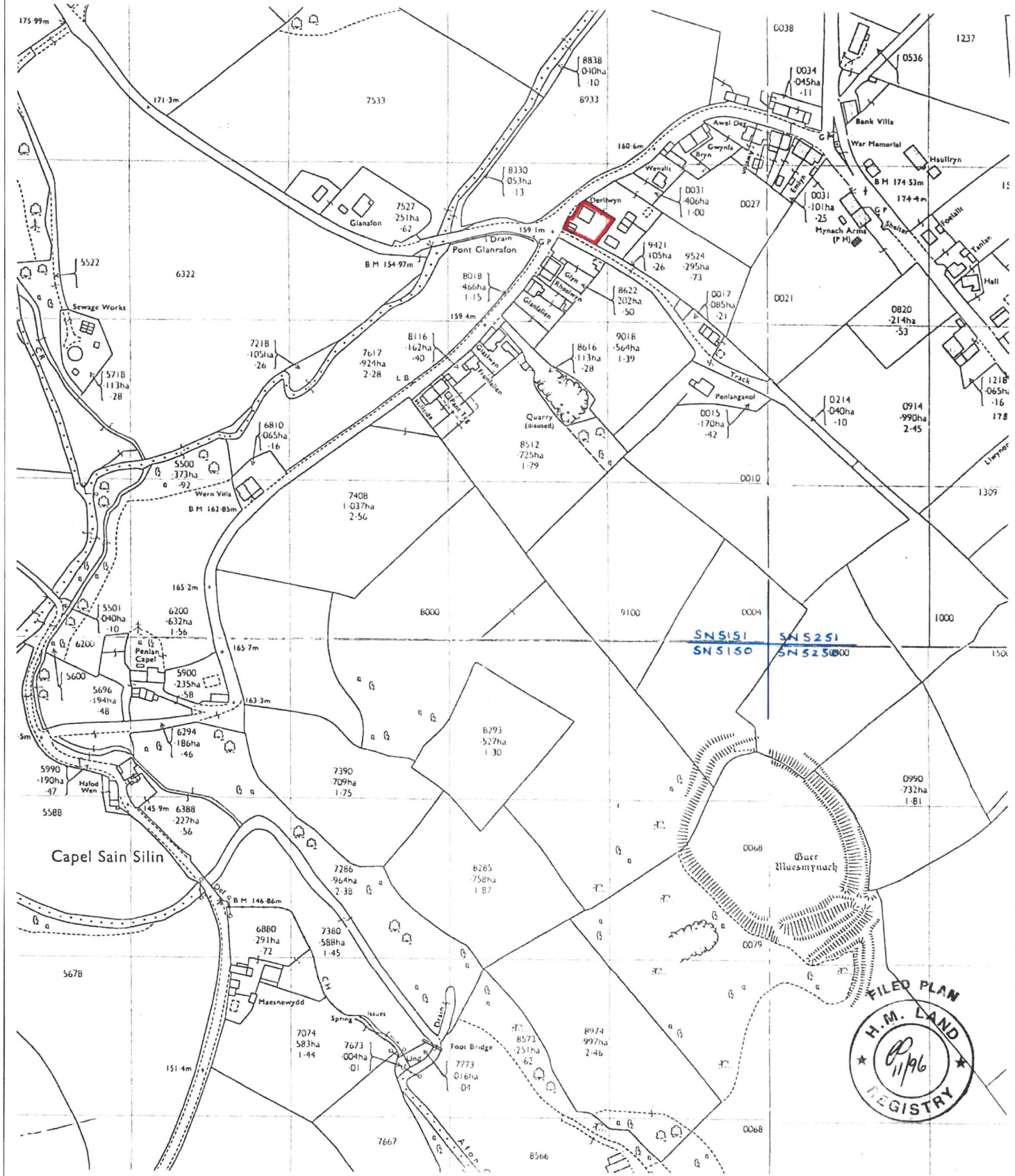
MONEY LAUNDERING REGULATIONS

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, newly fitted UPVC double glazed windows and doors, air source heating and solar panels, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

H.M. LAND REGISTRY		TITLE NUMBER
		WA 808043
ORDNANCE SURVEY PLAN REFERENCE	SN5150 SN5151 SN5250 SN5251	Scale 1/ 2500
ADMINISTRATIVE AREA CEREDIGION / SIR CEREDIGION		© Crown Copyright 19



Council Tax: Band C

N/A

Parking Types: Not Allocated.

Heating Sources: Air Source Heat Pump.

Double Glazing. Solar.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: B (87)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

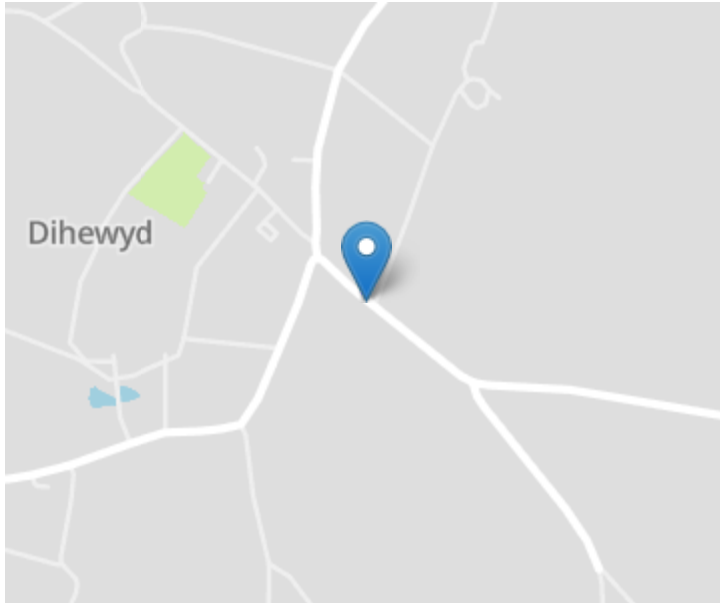
Any risk of coastal erosion? No

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 South East on the A482 Lampeter road to the Village of Ciliau Aeron. At Ciliau Aeron right right alongside the Village Primary School and head up the hill on the B4339 Dihewyd road. Follow this road to the Village of Dihewyd. At the Village crossroads turn left towards Felinfach/Ystrad Aeron. The property will be located thereafter on your right hand side.

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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