

*Delightful, 2 bedroom detached bungalow set in 1 acre of grounds including sand riding school.
Edge of the popular rural village of Cwm Cou, Newcastle Emlyn.*



Ty Twt, Cwm Cou, Newcastle Emlyn, Ceredigion. SA38 9PR.

£425,000

A/5518/ID

**** A most delightful and recently renovated 2 bedroom detached bungalow set in 1 acre of grounds ** Located in a quiet location on the edge of the popular village of Cwm Cou near Newcastle Emlyn ** Perfect equestrian property with high quality sand school and stable block ** Elevated position with panoramic views over open countryside ** Quiet and peaceful location ** Good quality workmanship throughout ** PV solar panels ** Oil fired central heating ** uPVC double glazed windows throughout ****

Accommodation provides - Entrance Hall, Front Lounge, Rear Kitchen/Dining Room, Utility Room, 2 Double Bedrooms & Bathroom.

The property is located off a quiet C class road on the edge of the picturesque community of Cwm Cou, an area of beauty with delightful walks, nearby public house and only 2 miles from the Teifi Valley market town of Newcastle Emlyn which offers a comprehensive range of shopping and schooling facilities. Only a 15 minute drive from the Cardigan Bay coastline with its several popular sandy beaches and a 30 minute drive to Carmarthen and the link road to the M4 motorway.



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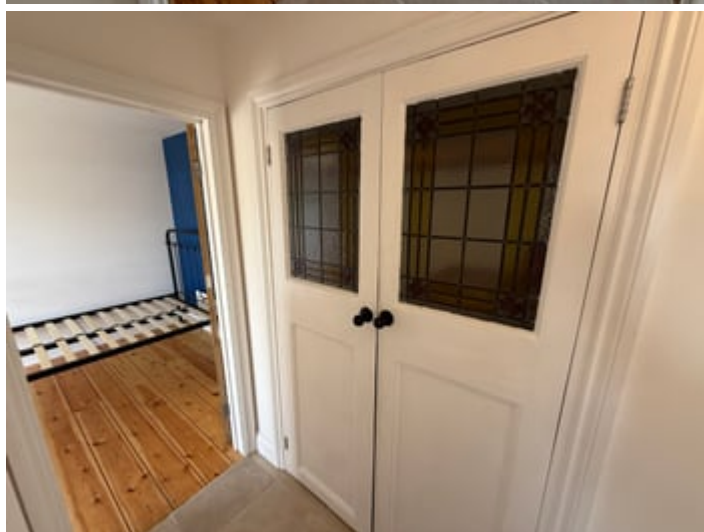
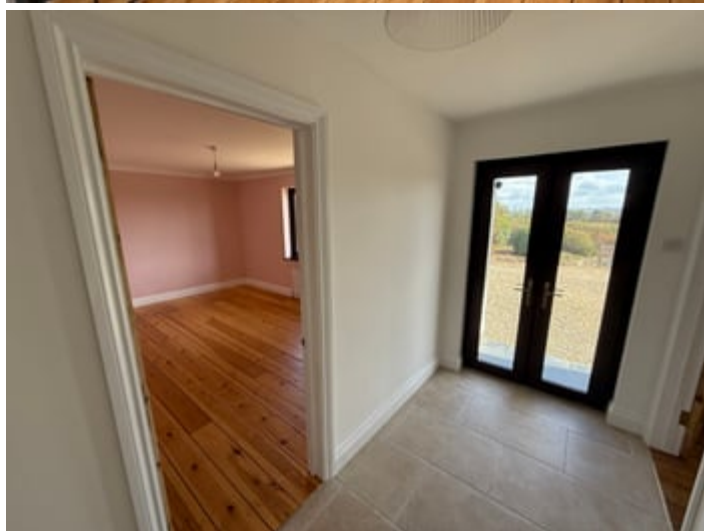
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Entrance Hall -

Via uPVC double doors, limestone tiled floors, central heating radiator, access hatch to loft and access to linen cupboard.



Living Room

15' 6" x 12' 11" (4.72m x 3.94m) with large uPVC double glazed window to front with views over open countryside, open fireplace housing a multi-fuel stove on a slate tiled hearth, ornate surround, re-claimed Victorian timber flooring, covings and ceiling rose. Central heating radiator, archway leading to -





Kitchen/Dining Room

15' 4" x 14' 6" (4.67m x 4.42m) a spacious room with a range of fitted base and wall cupboard units with Formica working surfaces above, stainless steel inset drainer sink with mixer tap, 4 ring LPG hob with pull out extractor, Zanussi electric oven and grill. Limestone tiled flooring, double glazed window to rear overlooking garden, uPVC external door, spotlights to ceiling, central heating radiator with door leading to -



Utility Room

With uPVC window to rear, oil fired central heating boiler and space for automatic washing machine.

Bedroom 1

15' 6" x 10' 7" (4.72m x 3.23m) with uPVC double glazed window to front with beautiful views over the open countryside, exposed timber flooring, central heating radiator.



Bedroom 2

13' 8" x 10' 7" (4.17m x 3.23m) with patio doors to rear garden, exposed timber flooring, central heating radiator, feature wall panelling and TV point.



Bathroom

7' 10" x 7' 7" (2.39m x 2.31m) a 4 piece suite comprising of Victorian style roll top bath with mixer tap and shower head, pedestal wash-hand basin, low level flush WC, enclosed shower unit with mains shower above, tiled flooring, heated towel rail and frosted window to rear.



EXTERNALLY

One of the main attractions to this property is the garden and grounds being set in just over 1 acre and perfect for equestrian purposes with 2 stable boxes, former railway container, summer house and a recently installed sand school (perfect for riding) with high quality and good drainage. The remainder of the garden is laid to extensive lawned area that could be sectioned off as paddocks.





To the front

The property is approached via a C class road with a gravel driveway and ample private parking and turning space for several vehicles.





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.

VIEWING ARRANGEMENTS

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

We are advised the property benefits from mains water, electricity and drainage to septic tank.

Tenure : Freehold.

Council Tax Band : D (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (61)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

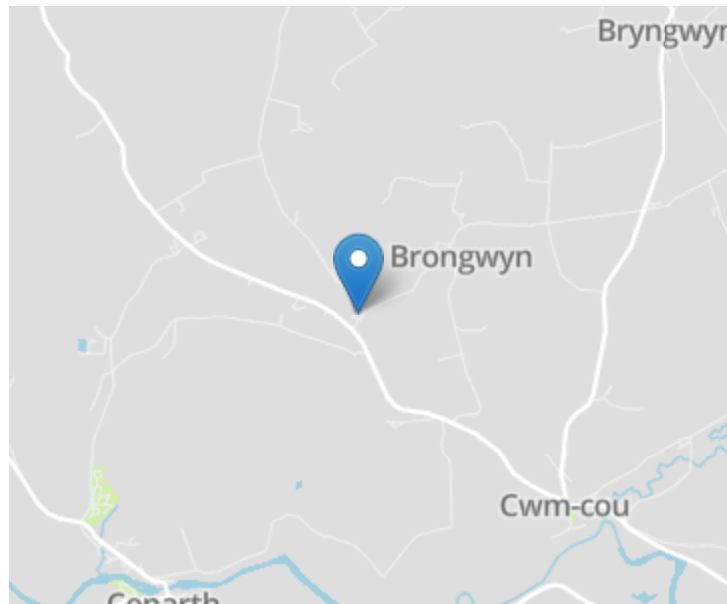
Any risk of coastal erosion? No

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, travel west on the A4333 towards Cwm Cou. As you enter the village of Cwm Cou you will see a left hand junction signposted Cardigan, take this left and follow the road for approximately 1 mile and you will come to a right hand junction where you will see our agents 'Arrow Board' continue right and follow the road for approximately 100 yards and the property will be seen as the 3rd property on the left hand side as identified by the agents 'For Sale' board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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