

A modern and fully refurbished 3 bedroomed semi detached property with landscaped gardens and character outhouses. Gorsgoch, near Llanybydder, West Wales



2 Heol Y Gors, Gorsgoch, Llanybydder, Ceredigion. SA40 9TG.

£220,000

REF: R/4376/LD

*** A modern and stylish fully refurbished semi detached house *** 3 bedroomed, 2 bathroomed upgraded accommodation
*** Pleasant rural position overlooking the conservation land *** Oil fired central heating, UPVC double glazing and good
Broadband connectivity

*** Enclosed landscaped rear garden *** Bespoke character outhouses housing utility space and workshop *** Terraced
level lawned garden *** Greenhouse and raised fruit and vegetable beds *** Patio area and pergola with flower borders ***
Overlooking open country fields to the rear *** An impressive and highly sought after property in a rural location

*** The property is subject to a Section 157 Local Occupancy Restriction - Further information available from the Sole Selling
Agents *** Close to Lampeter, Llanybydder and Cardigan Bay Coast



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LOCATION

The property is located within the popular rural Village Community of Gorsgoch with Places of Worship, Village Hall and Public House, some 4 miles distant from the popular Teifi Valley Market Town of Llanybydder offering a good range of local amenities including Doctors Surgery, Chemist, Shops, etc. some 5 miles distant from the University Town of Lampeter with a comprehensive range of shopping, schooling and administrative facilities, being within a 20 minute drive from the Ceredigion Heritage Coastline renowned for its sandy beaches and secluded attractive coves.

GENERAL DESCRIPTION

A modern and stylish refurbished semi detached house benefiting from 3 bedroomed, 2 bathroomed accommodation. The property has been transformed in recent years and now provides a comfortable Family home.

Externally it sits within a generous plot with a terraced enclosed rear garden area having a large sandstone patio with steps leading onto a level lawned area with a fine pergola, raised fruit and vegetable beds and a greenhouse.

To the side of the property lies Bespoke character outhouses with utility space and workshop.

An impressive property in a sought after locality and would attract a lot of interest.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

KITCHEN/DINER

19' 4" x 11' 8" (5.89m x 3.56m). Having access via a UPVC front entrance door with side glazed panels, staircase to the first floor accommodation with understairs storage cupboard and pantry space, boiler cupboard housing the Worcester oil fired central heating boiler.



KITCHEN

An Oak kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit with mixer tap, electric cooker space with extractor hood over, rear entrance door, tiled flooring, radiator.



KITCHEN (SECOND IMAGE)**LIVING ROOM**

19' 8" x 10' 5" (5.99m x 3.17m). With an impressive open fireplace housing a cast iron multi fuel stove, tiled flooring, radiator, French doors to the conservatory.

**LIVING ROOM (SECOND IMAGE)****CONSERVATORY**

9' 4" x 7' 3" (2.84m x 2.21m). OF UPVC construction under an insulated roof, radiator, patio doors to the garden area.

**FIRST FLOOR****LANDING**

With spot lighting.

FRONT BEDROOM 1

13' 2" x 9' 4" (4.01m x 2.84m). With built-in wardrobes and cupboard, radiator, fine views to the front over the conservation land.



BATHROOM

A contemporary suite with a panelled bath, solid oak shelving/vanity unit with ceramic sink, chrome heated towel rail, spot lighting, lighted mirror.



SHOWER ROOM

A modern suite with a shower cubicle, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



REAR BEDROOM 3

9' 1" x 7' 2" (2.77m x 2.18m). With radiator, views over the rear garden.



FRONT BEDROOM 2

13' 4" x 10' 2" (4.06m x 3.10m). With radiator, enjoying views over the conservation land to the front.



EXTERNALLY

BESPOKE CHARACTER OUTHOUSES

Fully insulated timber framed. Viz:-



UTILITY AREA

8' 7" x 7' 1" (2.62m x 2.16m). With fitted sink unit and plumbing and space for automatic washing machine.



WORKSHOP

9' 1" x 8' 8" (2.77m x 2.64m). With fitted shelving and separate door.



GREENHOUSE



GARDEN

Well presented enclosed private rear garden area being terraced with a large sandstone patio area with steps leading up to a level lawn with pergola and raised fruit and vegetable beds. A particular feature of the property is that it backs onto open country fields and enjoys fine views to the front and rear.

To the side of the property lies a lawned garden area that sweeps onto the front porch.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



VIEWS

Views over the conservation land.



FRONT OF PROPERTY**REAR OF PROPERTY****PROPERTY AT NIGHT (FIRST IMAGE)****PROPERTY AT NIGHT (SECOND IMAGE)****AGENT'S COMMENTS**

Absolutely stunning. Beautifully refurbished semi detached property in a fine rural position.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'B'.

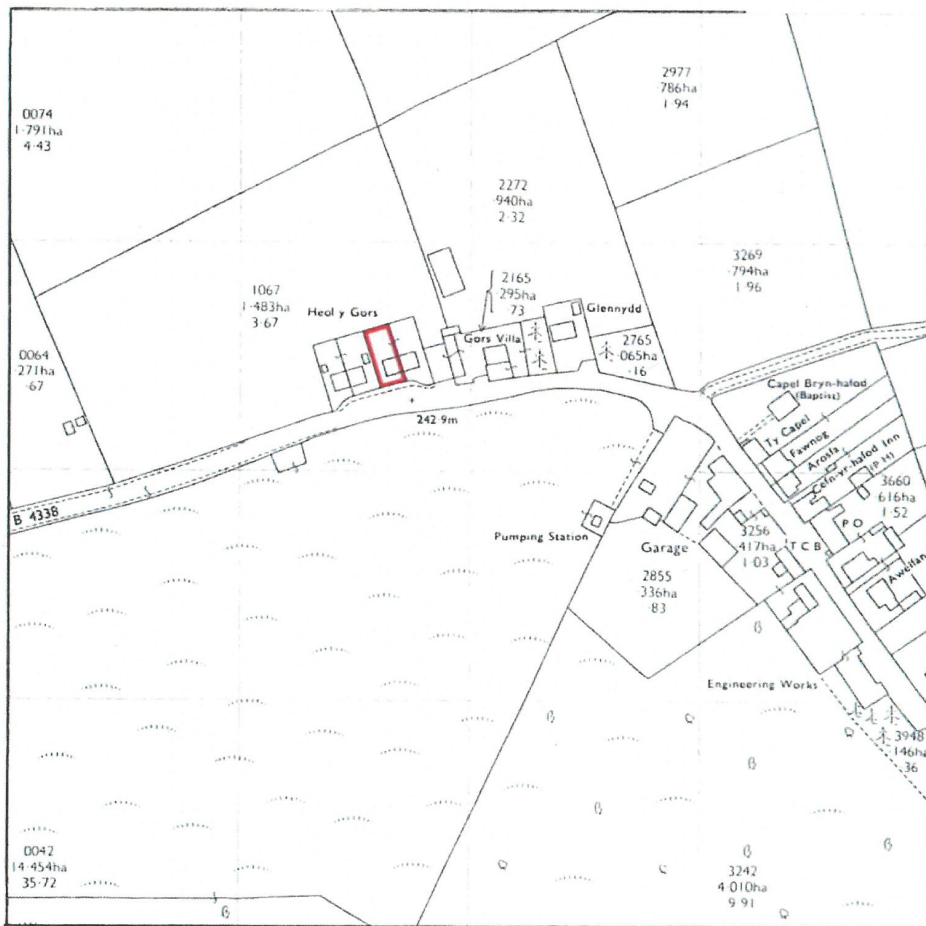
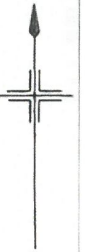
MONEY LAUNDERING REGULATIONS

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, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

H.M. LAND REGISTRY		TITLE NUMBER
		WA 795041
ORDNANCE SURVEY PLAN REFERENCE	SN4850	Scale 1/ 2500
ADMINISTRATIVE AREA CEREDIGION / SIR CEREDIGION		© Crown Copyright 19



Ground Floor

Approx. 46.8 sq. metres (503.4 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.8 sq. feet)



Total area: approx. 87.8 sq. metres (945.2 sq. feet)

For illustration purposes only, floor-plan not to scale and measurements are approximate.

Plan provided under Part 11a

Directions

From Lampeter take the A475 road to Llanwnnen. At the mini roundabout bear right onto the B4337 road. Continue for approximately three quarters of a mile turning left signposted Gorsgoch. Follow this road for approximately 2 miles until reaching the Village of Gorsgoch. Turn right at the 'T' junction. Continue through the Village and past the Public House on your right hand side. Continue around the left bend and the property will be seen thereafter on the right 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'.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(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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