

*A delightful mid terraced country cottage with two off lying gardens and garden store. Cwm Cou, near Newcastle Emlyn, West Wales*



3 High Street, Cwm Cou, Newcastle Emlyn, Ceredigion. SA38 9PD.

**£160,000**

**REF: R/4330/LD**

\*\*\* No onward chain \*\*\* A delightful mid terraced country cottage \*\*\* Deceptive 2 bedroomed accommodation with newly fitted air source heating \*\*\* Solar panels \*\*\* Internal and external wall insulation \*\*\* UPVC double glazed windows

\*\*\* Two off lying garden areas \*\*\* Useful garden store \*\*\* Garden offers low maintenance gravelled area with washing line \*\*\* Secondary off lying garden laid to lawn \*\*\* Workshop area

\*\*\* Popular location - 1 mile from Newcastle Emlyn and a short distance to Cardigan Town and the Cardigan Bay Coast \*\*\* Suiting 1st Time Buyers or Investment Purchasers \*\*\* Viewings highly recommended - Contact us today



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## LOCATION

The property is located just 1 mile from the traditional Teifi Valley Market Town of Newcastle Emlyn which provides a comprehensive range of shopping and administrative facilities, including Primary and Secondary Schooling, Leisure Centre and a good range of Market Town provisions, only 7 miles from the Market Town of Cardigan and within easy reach of the Ceredigion Heritage Coastline.

## GENERAL DESCRIPTION

A deceptive and well presented 2 bedroomed mod terraced cottage which benefits from newly fitted air source heating, solar panels and internal and external wall insulation.

The property boasts two off lying garden areas located down a Pedestrian access lane. The first garden is laid to gravel with a washing line and the secondary garden is laid to lawn with a useful workshop.

In all an exciting opportunity awaits. Only a short drive from Newcastle Emlyn and on the road to the Cardigan Bay Coast.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## LIVING ROOM

15' 7" x 10' 7" (4.75m x 3.23m). Accessed via a UPVC front entrance door, open fireplace with a decorative slate surround (non functioning), radiator, staircase to the first floor accommodation with understairs storage cupboard, rear entrance door to the courtyard area.



## KITCHEN

10' 0" x 9' 7" (3.05m x 2.92m). A fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker space and point with extractor hood over, plumbing and space for automatic washing machine, radiator, feature beamed ceiling.

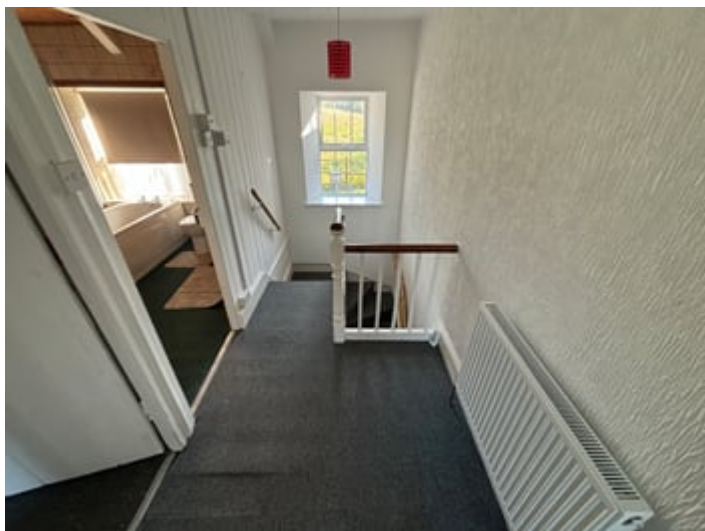




## FIRST FLOOR

### LANDING

With access to the loft space, radiator.



### BATHROOM

Having a 4 piece suite comprising of a central panelled bath, corner shower cubicle, low level flush w.c., pedestal wash hand basin, radiator, airing cupboard housing the air source heating control system.



## BEDROOM 2

8' 2" x 7' 7" (2.49m x 2.31m).



## BEDROOM 1

11' 2" x 9' 9" (3.40m x 2.97m). With radiator and built-in cupboards.



## EXTERNALLY

### COURTYARD AREA

Located to the rear.





## OFF LYING GARDEN

Being private and fenced and laid to gravel with a washing line.



## GARDEN STORE

9' 0" x 7' 7" (2.74m x 2.31m). Of block construction with UPVC door and windows.

## FURTHER OFF LYING GARDEN

Laid to lawn, being fenced, and housing the private water drainage system.



## TOOL SHED

7' 5" x 5' 5" (2.26m x 1.65m). Of timber construction.



## WORKSHOP

22' 0" x 20' 0" (6.71m x 6.10m), 'L' shaped, of timber construction and being insulated with UPVC windows and door with separate functioning w.c. area.



## WORKSHOP (SECOND IMAGE)



## **AGENT'S COMMENTS**

A delightful mid terraced country cottage with great views and in a great 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 - To be confirmed.

## **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, private drainage, newly fitted air source heating, double glazing, solar panels, internal and external wall insulation, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



H.M. LAND REGISTRY

TITLE NUMBER

**WA512833**

ORDNANCE SURVEY  
PLAN REFERENCE

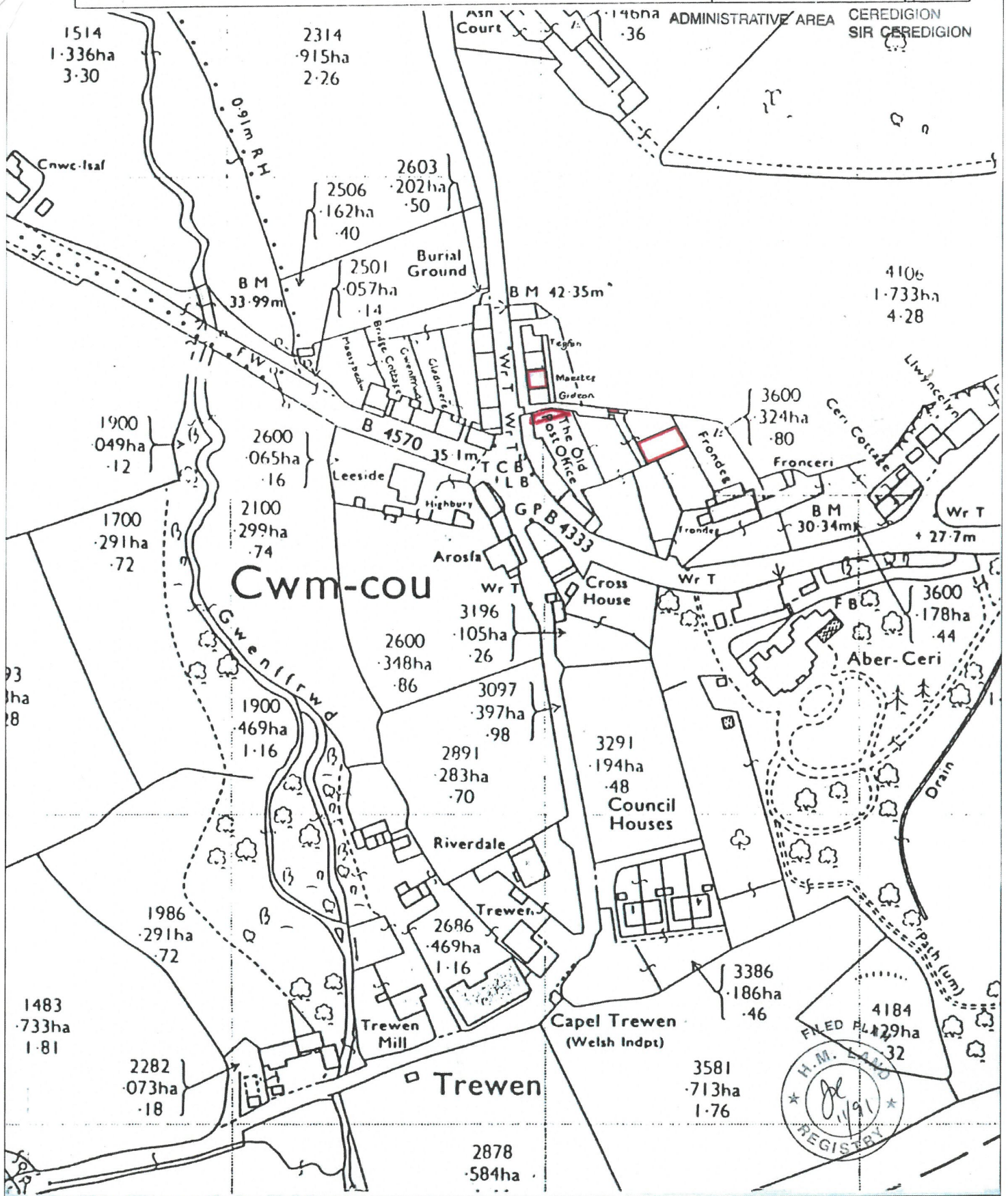
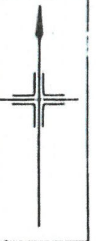
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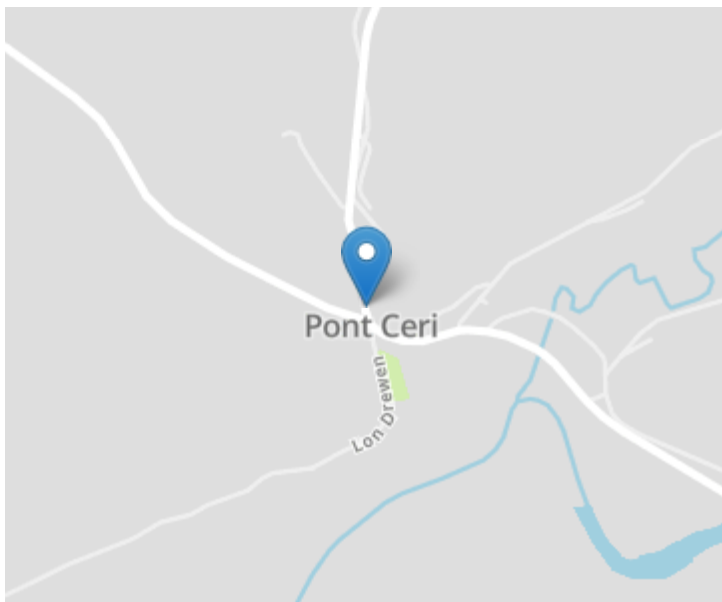
## Directions

From Newcastle Emlyn Town Centre proceed North out of the Town crossing the bridge over the River Teifi to the mini roundabout. Take the first junction left after 100 yards onto the B4333 road. Proceed along this road heading towards Cardigan. Continue out of Adpar towards Cwm Cou. Continue through the Village of Cwm Cou and as you drive up the hill the property will be located on your right hand side within the terrace of four houses, 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](mailto:lampeter@morgananddavies.co.uk)

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

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