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**RICS**



Since 1989

*A period 3 bed roomed character cottage in a pleasant rural position. Llanfair Clydogau, West Wales*



**Ty Gof, Llanfair Clydogau, Lampeter, Ceredigion. SA48 8LG.**

**REF: R/2595/LD**

**£245,000**

\*\*\* No onward chain \*\*\* Pleasant peaceful rural position \*\*\* An historic 18th Century 3 bed roomed, 2 bath roomed period cottage \*\*\* Bursting with original features with a Cornish style chimney breast and Ash stripped flooring \*\*\* Privately owned solar panels \*\*\* Oil fired central heating and good Broadband speeds \*\*\* Modern free flowing accommodation - Deceptively spacious and well appointed

\*\*\* Private gated gravelled driveway with ample parking \*\*\* Useful garage/workshop and garden studio \*\*\* Private well kept grounds with a Wildlife pond and mature shrubs, trees and flower beds

\*\*\* A picturesque cottage in a highly sought after location - On the outskirts of Lampeter \*\*\* A country cottage with a lot to offer - Don't miss out

## LOCATION

Llanfair Clydogau is a thriving rural Community located in the upper reaches of the Teifi Valley, just over 4 miles from the University Town of Lampeter and 6 miles South of Tregaron. Llanfair Clydogau is located on the B4343 road, on a regular bus route, and offers a Community Post Office, Convenience Store, Community Centre, Church and Chapel. The property lies just 4 miles from Llanddewi Brefi. There is Junior Schooling at Llangybi, being 2 miles distant. There is a wide range of amenities available at Lampeter, Aberaeron and Tregaron, all within easy reach. The Cardigan Bay Coast is 20 minutes away and Carmarthen is within a 30 minute drive, with the M4 Motorway and National Rail Networks.

## GENERAL DESCRIPTION

Ty Gof is a former Blacksmith's cottage dating back to the 18th Century. The property offers contemporary styled 3 bedroomed, 2 bathroomed accommodation along with privately owned solar panels, oil fired central heating and UPVC double glazing. The property has been well maintained and is nicely presented, inside and out.

Externally the property enjoys a pleasant and private location on the outskirts of the Village with a well stocked garden, Wildlife pond and a private driveway.

A property of this calibre is highly sourced after and won't be on the market for long. The accommodation at present offers the following:-

## FRONT PORCH

To

## SUN ROOM

19' 7" x 8' 0" (5.97m x 2.44m). Being UPVC double glazed, with tiled flooring, fully glazed door opening onto the garden area, radiator.



## KITCHEN

16' 9" x 12' 4" (5.11m x 3.76m). With an open flue chimney with oak beam, fitted range of floor cupboards, Belfast sink with mixer tap, old bread oven recess, Smeg 5 ring Range with double electric oven and heating drawer, hardwood Ash flooring, part vaulted ceiling.



## KITCHEN (SECOND ANGLE)



## SIDE ENTRANCE HALLWAY

With Oak French Doors to the Conservatory.

## UTILITY/WET ROOM

7' 4" x 4' 4" (2.24m x 1.32m). With plumbing and space for automatic washing machine, shelving, tiled flooring, access to loft space.

The Wet Room consists of a pedestal wash hand basin, low level flush w.c., tiled shower unit, radiator.



## WET ROOM



## FRONT BEDROOM 2

12' 2" x 8' 9" (3.71m x 2.67m). With radiator.



## REAR BEDROOM 3

14' 0" x 10' 0" (4.27m x 3.05m). With pine flooring, radiator.



## LIVING ROOM

24' 6" x 12' 2" (7.47m x 3.71m). A stunning Family sized living area with a feature stone circular Cornish style chimney breast incorporating an Aga cast iron multi fuel stove on a quarry tiled hearth with Oak mantle above, full length windows and doors to a South facing elevation, two Velux windows, built-in cupboard with solar panel control system, Ash striped flooring.



**LIVING ROOM (SECOND ANGLE)****LIVING ROOM (THIRD ANGLE)****EN-SUITE BATHROOM**

9' 0" x 8' 9" (2.74m x 2.67m). Having an Antique style roll top bath with mixer tap and shower attachment, stone feature walls, wash hand basin, Velux window, radiator, Ash stripped flooring.

**W.C.**

With a high level flush w.c., radiator.

**PRINCIPAL BEDROOM 1**

19' 8" x 12' 0" (5.99m x 3.66m). With a full length door the South elevation, Ash stripped flooring, two Velux windows, two radiators.

**BEDROOM 1 (SECOND ANGLE)****Externally****GARAGE/WORKSHOP**

20' 0" x 16' 0" (6.10m x 4.88m).



## GARDEN STUDIO

10' 0" x 7' 0" (3.05m x 2.13m). Of timber construction, being insulated, with electricity connected.



## GARDEN

The property enjoys a pleasant rural position with a private garden. The garden has been laid mostly to level lawn with a fantastic range of well stocked flower beds, mature trees and shrubs. The garden also enjoys a Wildlife conservation pond and low stone walls, all of which being private and not overlooked.



## PARKING AND DRIVEWAY

A gated gravelled driveway with ample parking area.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A highly desirable property in a sought after location. A must see.

## VIDEO

Virtual Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

## COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council and has the following charges. Council Tax Band: 'B'.

## Tenure

The property is presumed to be Freehold.

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, double glazing, private owned solar panels, telephone subject to B.T. transfer regulations, good Broadband speeds available.

## Directions

From Lampeter take the A482 towards Cwmann, proceeding past 'Motor World' Retail Shop, and taking the next left hand turning for Cellan. Continue through Cellan and Llanfair Clydogau. On leaving Llanfair Clydogau, past the Church on your left hand side, continue towards Llanddewi Brefi taking the first turning right by a bungalow. Continue along this road for approximately 200 yards where there is a 'No Through' road directly in front of you. Turn right onto the 'No Through' road and Ty Gof, will be the second property

on your 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](mailto:lampeter@morgananddavies.co.uk)

Virtual Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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