

Charming Grade II Listed Character Welsh Cottage set in 1/4 Acre of grounds. 3 Miles from Cardigan Bay Coast of Aberaeron, West Wales



Siop Fach Neuaddlwyd, Aberaeron, Ceredigion. SA48 7RF.

£200,000

R/4255/ID

****A cottage of historical importance ** A purists dream ** Wealth of original charm & character ** Sympathetically restored with the close oversight of CADW ** Originally 3 cottages ** Set within 1/4 acre thereabouts of private grounds ** 3 miles from the Cardigan Bay coast at Aberaeron ****

The accommodation provides - Entrance Hall, Kitchen, Breakfast Room, Living Room with woodburning stove and original chimney hood with Crog Loft over. Charming Sitting Room with open vaulted ceilings and Crog Loft over (leading to bedroom 2), original fireplace with lathe and plaster fire hood and wood burning stove. 3rd Bedroom (above Living Room). Dining Room with staircase leading to Double Bedroom 1. Rear Lobby leading to Shower Room and WC.

Fronts a quiet C class road at the small rural hamlet of Neuaddlwyd, 1/4 miles off the main A482 (bus route) Aberaeron to Lampeter road. Less than 3 miles from the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities, harbour and seafront. 10 miles from University town of Lampeter and easy reach of the larger marketing amenity centres of Aberystwyth and Cardigan.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

Hallway

Having original entrance door, with quarry tiled floor and beams.



Kitchen

14' 4" x 9' 10" (4.37m x 3.00m) with a quarry tiled floor, exposed ceiling beams, Belfast sink with mixer taps, custom made cupboard units with Formica working surfaces, fitted wall shelving, original fireplace, walls in lime wash.



Archway through to -

Breakfast Room

15' x 6' 5" (4.57m x 1.96m) (incorporating walk-in cupboard), exposed beams and quarry tiled floor.



Living Room

15' x 13' 4" (4.57m x 4.06m) with quarry tiled floor, fireplace with a multi fuel stove with original chimney hood over. Open vaulted ceiling with exposed A beams. Exterior doors to front and rear. Stairs to a Crog Loft over.



Living Room then leads to -

Bedroom/Crog Loft 3

15' x 6' 5" (4.57m x 1.96m) approx. Sloping ceilings and restricted headroom.



Inner Hallway (leading from Front Hall)

With door to bathroom, outdoors and garden and staircase leading up to -

Bedroom/Crog Loft 2

20' 0" x 14' 6" (6.10m x 4.42m) with sloping ceilings, exposed A beams and sky light windows.



Rear Entrance Porch/Hall

With quarry tiled floor.

Bathroom

With shower cubicle and Triton shower, panelled bath, wash hand basin and toilet low level flush toilet, tiled walls.

Sitting Room

14' 5" x 12' 7" (4.39m x 3.84m) with quarry tiled floor, open vaulted ceiling with exposed ceiling beams, original fireplace with lath and plaster fire hood and with a Much Wenlock Woodburning stove, original ovens at side. Walls in lime wash stonework.



Steps from sitting room leading down to -

Dining Room

14' 3" x 13' 3" (4.34m x 4.04m) plus alcove, with quarry tiled floor, exposed ceiling beams and a Morso Squirrel woodburning stove.



Side Hallway

With exterior door, quarry tiled floor, understairs cupboard. Original staircase leads to -

Double Bedroom 1

15' 6" x 14' 3" (4.72m x 4.34m) open vaulted ceiling with exposed A beams, walls in lime washed stonework, original wood planks to floor, exposed chimney breast.



EXTERNALLY

Raised stone forecourt to the full length of the property with shrub borders and original stone and cobbled paths. Side log store with door to front.





Garden

At the rear is a most pleasant private extensive lawned garden area with mature shrubs, flower borders, ornamental mature trees, fruit trees etc.. Sunny south facing position. We are advised that the whole extends to 1/4 of an acre or thereabouts



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

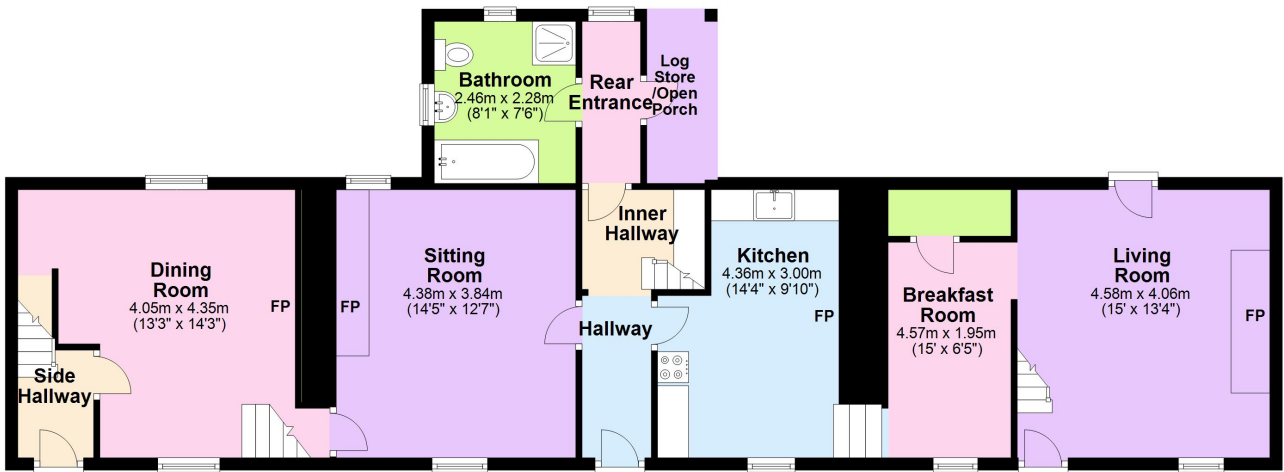
Mains Electricity and Water, Private Drainage. Fibre optic

broadband.

Tenure : Freehold

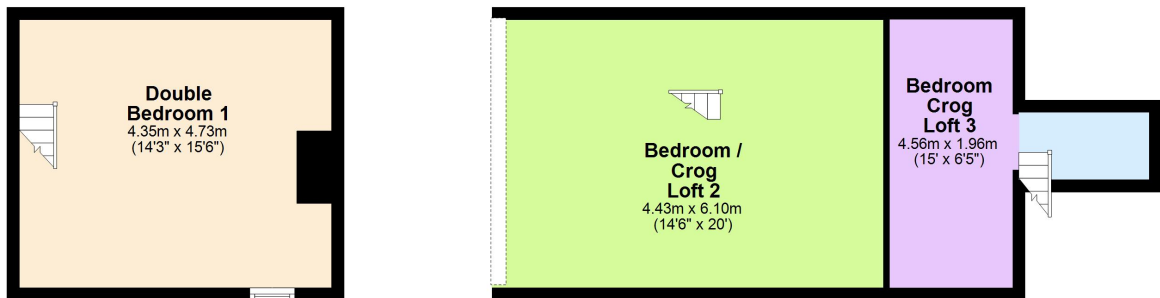
Ground Floor

Approx. 97.4 sq. metres (1048.6 sq. feet)



First Floor

Approx. 59.2 sq. metres (637.1 sq. feet)



Total area: approx. 156.6 sq. metres (1685.7 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Siop Fach, Neuaddlwyd, Aberaeron

Council Tax: Band E

N/A

Parking Types: None.

Heating Sources: Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types:

FTTP.

Accessibility Types: None.

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

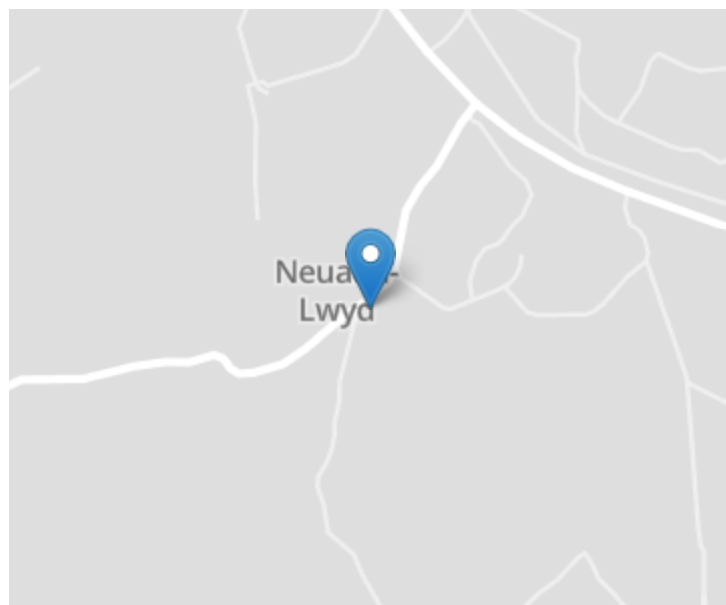
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

4G data and voice



Directions

From Aberaeron proceed south east on the A482 Lampeter Road for approximately 2 miles. Take the first right hand turning alongside a white period cottage and a bus stop onto a C-Class Road. Proceed on this road for less than 1/4 of a mile passing a chapel on the left hand side and then you will see the cottage immediately on the left.

VIEWING: 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

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS[®]