

*A traditional and beautifully presented 3 bedroomed semi detached cottage with extensive grounds, garage and parking. Centre of Village. Cwrtnewydd, near Lampeter, West Wales*



**Tyr Crydd, Cwrtnewydd, Llanybydder, Ceredigion. SA40 9YN.**

**£245,000**

**REF: R/3971/LD**

\*\*\* A traditional double fronted semi detached cottage \*\*\* Beautifully presented throughout \*\*\* Offering 3 bedroomed accommodation \*\*\* Recently refurbished with modern kitchen and bathroom \*\*\* LPG fired central heating, UPVC double glazing and good Broadband connectivity

\*\*\* Extensive level lawned garden to the rear with large patio area \*\*\* Valuable hard standing - Additional parking area \*\*\* Off street tarmacadamed driveway \*\*\* Adjoining garage - Having potential for conversion (subject to consent)

\*\*\* Centre of popular Village position - Cwrtnewydd/near Llanybydder/Lampeter \*\*\* Convenient to Coast and Country \*\*\* Viewings recommended - Contact us today \*\*\* The perfect Family home or for 1st Time Buyers



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## LOCATION

Conveniently positioned with the rural Village Community of Cwrtnewydd, 3 miles from the Teifi Valley Market Town of Llanybydder offering a range of local facilities including Convenience Stores, Pharmacist and Public Houses, only 2 miles from the recently constructed Ysgol Dyfryn Cledyn School, 6 miles from the University Town of Lampeter and within easy travelling distance to the Ceredigion Heritage Coastline renowned for its sandy Beaches and secluded coves.

## GENERAL DESCRIPTION

A traditionally beautifully presented 3 bedroomed semi detached cottage set in an extensive of Village plot. The property benefits from LPG fired central heating, UPVC double glazing and good Broadband connectivity. It provides the perfect Family home with being refurbished with a modern kitchen and bathroom.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

With access via a UPVC front entrance door.

### SITTING ROOM



13' 11" x 7' 5" (4.24m x 2.26m). With an open tiled fireplace and radiator.

## LIVING ROOM



13' 11" x 12' 0" (4.24m x 3.66m). With large stone feature fireplace, radiator, understairs storage cupboard.

## KITCHEN



15' 9" x 10' 6" (4.80m x 3.20m). A stylish and modern fitted Kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, Range oven, 5 ring LPG hob with extractor hood over, plumbing and space for dishwasher, space for fridge/freezer, tiled flooring, radiator.



**KITCHEN (SECOND IMAGE)****KITCHEN (THIRD IMAGE)****UTILITY ROOM**

11' 4" x 7' 3" (3.45m x 2.21m). With plumbing and space for automatic washing machine and tumble dryer, tiled flooring, rear UPVC door, Worcester LPG fired central heating boiler.

**CLOAKROOM**

With low level flush w.c.

**GARAGE**

11' 4" x 12' 0" (3.45m x 3.66m). With electric up and over door, perfect workshop area. Potential for conversion into further accommodation (subject to consent).

**FIRST FLOOR****GALLERIED LANDING**

Leading to

**FRONT BEDROOM 1**

15' 9" x 13' 11" (4.80m x 4.24m). With two radiators, two windows to the front, airing cupboard housing the hot water cylinder.

**FRONT BEDROOM 2**

10' 6" x 8' 1" (3.20m x 2.46m). With radiator.

**REAR BEDROOM 3**

13' 11" x 7' 5" (4.24m x 2.26m). With radiator.

**BATHROOM**

A refurbished and modern suite with a panelled bath, low level flush w.c., vanity unit with wash hand basin, having fully aqua board walling, extractor fan.

**EXTERNALLY****GARDEN**

A particular feature of this beautifully presented cottage is its extensive rear garden laid mostly to level lawn with a large patio area and a delightful outlook. It is a blank canvas and is perfect for any Family home.



## GARDEN (SECOND IMAGE)



## GARDEN (THIRD IMAGE)



## HARDSTANDING AREA



There is an elevated hardstanding area perfect for a motorhome or caravan parking for additional car parking use.

## GARDEN SHED

## CEDARWOOD WORKSHOP

## PARKING AND DRIVEWAY

To the side of the property lies a tarmacadamed driveway with a gate opening onto the garden.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A beautifully presented country cottage being refurbished to a very high standard.

## 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 - 'D'.

## **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, LPG fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

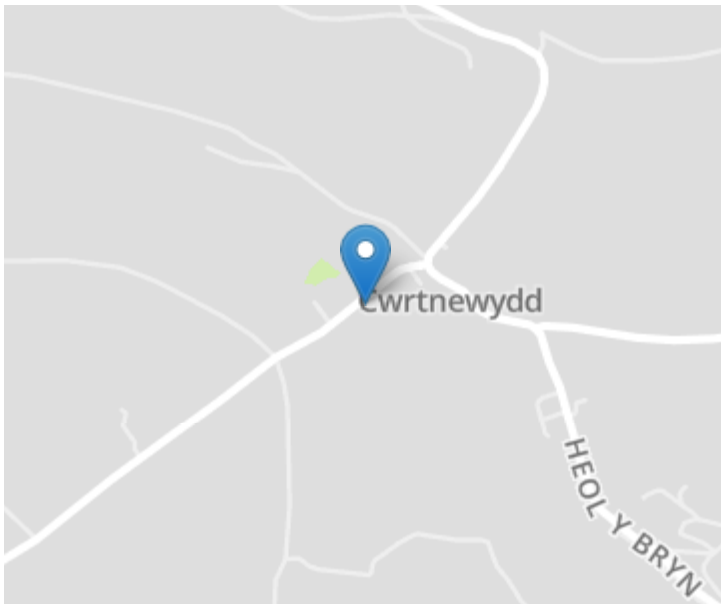
### Directions


From Lampeter take the A475 Newcastle Emlyn road and continue for some 4 miles until arriving at the Village of Drefach. Turn right at the junction signposted Cwrtnewydd. Carry on for one mile until arriving at the Village of Cwrtnewydd. Proceed down into the Village. Turn left at the bottom of the bridge. The property will be found further on, 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)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>43</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

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

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