

An exceptional period cottage with large grounds and useful garage/workshop. Centre of Village position. Llanddewi Brefi, Tregaron, West Wales



Y Ddol, Llanddewi Brefi, Tregaron, Ceredigion. SY25 6RS.

£398,500

REF: R/4147/LD

*** An exceptional and charming country cottage *** Centre of Village position *** Beautifully refurbished throughout - With no expense spared *** 3 bedroomed, 2 bathroomed accommodation - With modern yet tasteful kitchen and bathroom suites *** Recently extended with new principal suite *** Oil fired central heating, UPVC double glazing and good Broadband connectivity

*** Useful garage/workshop with lean-to potting shed - Offering conversion opportunity (subject to consent) *** Gravelled and tarmacadamed driveway with ample parking and good access *** Recently landscaped garden with large patio/barbeque area leading down to a level lawned area with an abundance of flower and shrub borders *** Low stone walls *** Secret garden with Dog kennel and run *** Fruit and vegetable garden with greenhouse and raised beds *** Fruit tree orchard

*** Convenient centre of Village location - Close to everyday amenities *** Prepare to be impressed - You will not be disappointed with this stunning Village residence



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

LOCATION

In a popular Village location within the centre of Llanddewi Brefi with two Public Houses, Convenience Store, Junior School and Places of Worship, amongst the foothills of the Cambrian Mountains, 3 miles South from the popular Market Town of Tregaron, 8 miles North from the University Town of Lampeter, and within easy reach of the University Town Coastal Resort and Administrative Centre of Aberystwyth. The Georgian and Harbour Town of Aberaeron and the County Town and Administrative Centre of Carmarthen are both within a 30 minute drive.

GENERAL DESCRIPTION



An impressive and character country cottage set in a delightful Village setting in Llanddewi Brefi, West Wales. The property has undergone comprehensive refurbishment in recent years and now offers a spacious, well appointed and well insulated 3 bedroomed, 3 bathroomed accommodation split over two staircases. Internally it is period but enjoys everyday modern conveniences.

Externally it sits within a sizeable plot within the Village and benefits from a large garage/workshop with lean-to potting shed, small orchard, beautifully landscaped garden with low stone walls, level lawned areas, secret garden, along with a fruit and vegetable growing garden area.

As a whole a highly desirable property in a sought after locality within the Village, close to a range of amenities and at the foothills of the Cambrian Mountains.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

KITCHEN/DINER

15' 9" x 15' 2" (4.80m x 4.62m). A cottage style fitted kitchen with a range of wall and floor units with laminate work surfaces over, stainless steel 1 1/2 sink and drainer unit, 5 ring LPG hob, integrated double oven, microwave and dishwasher, open fireplace housing a cast iron multi fuel stove, staircase to the first floor accommodation with understairs storage cupboard.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



DINING ROOM

15' 0" x 10' 7" (4.57m x 3.23m). An impressive stone open fireplace with a Red brick mantle housing a cast iron multi fuel stove, radiator, patio doors opening onto the rear garden area.



LIVING ROOM

15' 6" x 14' 8" (4.72m x 4.47m). With an Ash staircase with glazed balustrade giving access to the principle bedroom suite, ceramic tiled flooring with underfloor heating, patio doors opening onto the rear garden.



DINING ROOM (SECOND IMAGE)



LIVING ROOM (SECOND IMAGE)



FIRST FLOOR TO PRINCIPLE BEDROOM SUITE

PRINCIPLE BEDROOM

12' 4" x 10' 4" (3.76m x 3.15m). With radiator, ,exposed 'A' framed beams, picture window enjoying fine views over the garden, built-in wardrobes.



EN-SUITE TO PRINCIPLE BEDROOM

A stylish suite comprising of a shower cubicle, vanity unit with wash hand basin, low level flush w.c., chrome heated towel rail, extractor fan, spot lighting.



VIEW FROM PRINCIPLE WINDOW



MAIN LANDING AREA

With access to a half boarded/half insulated loft space, radiator.



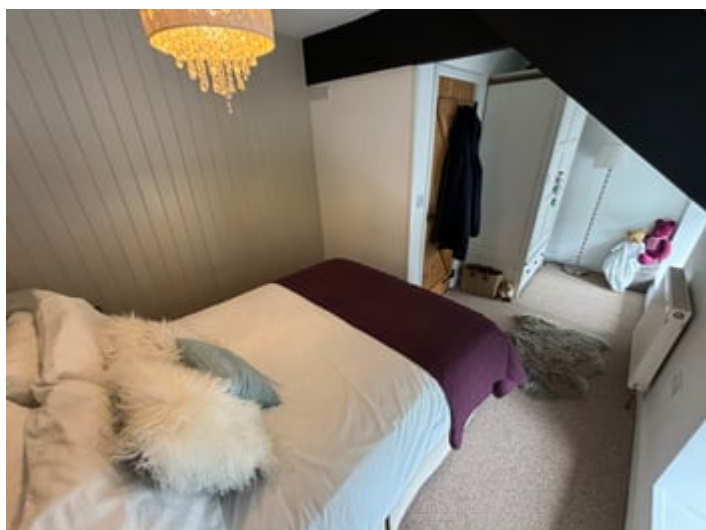
BATHROOM

A stylish 3 suite comprising of a pea shaped panelled bath with shower over, pedestal wash hand basin, low level flush w.c., chrome heated towel rail, extractor fan.



BEDROOM 3

15' 9" x 9' 1" (4.80m x 2.77m). With radiator, two windows to the front.



BEDROOM 2

14' 1" x 13' 1" (4.29m x 3.99m). With two radiators, double aspect windows.



EN-SUITE TO BEDROOM 2

A stylish suite comprising of a corner shower cubicle, low level flush w.c., pedestal wash hand basin, extractor fan.



EXTERNALLY

DETACHED GARAGE

20' 0" x 15' 0" (6.10m x 4.57m). A useful space with roadside frontage, sliding entrance door, 'A' framed beams, vaulted ceiling, concrete flooring.



LEAN-TO POTTING SHED

11' 0" x 9' 0" (3.35m x 2.74m). Of stone and slate construction, recently being re-roofed.



BOILER ROOM/UTILITY ROOM

16' 8" x 7' 0" (5.08m x 2.13m). Lean-to to the main property with a Grant oil fired central heating boiler running all domestic systems within the property, plumbing and space for automatic washing machine and tumble dryer.

COTTAGE GARDEN

To the rear and side of the property lies a landscaped and manicured garden area laid mostly to level lawn with a large patio area providing fantastic outdoor entertaining and dining space and enjoying good access from both the Living Room and the Dining Room. The garden enjoys recently re-constructed low stone walls with a range of flower and shrub borders and centrally enjoys a level lawned area, all of which being private and not overlooked, and has been a labour of love to the current Owners.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



FRUIT TREE ORCHARD

To the side of the property lies a young fruit tree orchard with Apple and Pear trees, Gooseberry bushes, herbs and herbaceous plants.



FRUIT TREE ORCHARD (SECOND IMAGE)



SECRET GARDEN

To the rear of the property lies a gated area that leads onto a secret garden that houses the Dog kennels and run.

DOG KENNEL



FRUIT AND VEGETABLE GROWING GARDEN

With GREENHOUSE and raised vegetable beds.



PARKING AND DRIVEWAY

A tarmacadamed and gravelled driveway with ample parking and good access to both the garage and the main property.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

An impressive and stunning country cottage set in a sought after Village 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 - 'C'.

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.

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INFORMATION GROUP

Llanddewi Brefi

ANDMARI INFORMATION BROU



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Directions


From Lampeter take the A485 Tregaron roadway. Continue on this road for approximately 6 miles until you reach Llanio. Take the next turning right signposted Llanddewi Brefi. Proceed on this road for one mile and you will arrive at a 'T' junction. Turn right into the Village and continue over the bridge. Turn immediately right and continue on this road for a further 500 yards. The property will be located 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

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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

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

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

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



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