

*A charming and deceptive 3 bedroomed semi detached cottage with large rear garden, off street parking and garage. Near Llanybydder, West Wales*



**Brynteifi, Alltyblacca, Llanybydder, Ceredigion. SA40 9ST.**

**£165,000**

**REF: R/4341/LD**

\*\*\* No onward chain \*\*\* Charming and deceptive semi detached country cottage \*\*\* 3 bedroomed accommodation \*\*\* Generous ground floor living areas - With four reception rooms \*\*\* Oil fired central heating and UPVC double glazing

\*\*\* Extensive rear garden area - Terraced and lawned with small orchard \*\*\* Right of way access to rear garden \*\*\* Off lying garage and parking area \*\*\* Detached garage - 28'3" x 15'4" \*\*\* Parking for 2/3 vehicles

\*\*\* Breath taking views over the Teifi Valley \*\*\* 1 mile to the Market Town of Llanybydder and 5 miles from the University Town of Lampeter \*\*\* Close to Carmarthen, Aberystwyth and the Cardigan Bay Coast at Aberaeron \*\*\* Perfect Family home or for 1st Time Buyers \*\*\* Contact us today to view



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## LOCATION

Well situated in the popular rural Community of Alltyblacca in the Teifi Valley, being approximately 1 mile distant from the Market Town of Llanbydder, some 5 miles from the University Town of Lampeter and also convenient to the larger Administrative Centres of Carmarthen, to the South, and Aberystwyth, to the North. Brynteifi is located on a regular Bus Route connecting both the larger Towns.

## GENERAL DESCRIPTION

A deceptive and traditional semi detached property comprising of 4 ground floor reception rooms and 3 bedrooms to the first floor. Externally it enjoys a terraced garden area laid to lawn with a mature hedge boundary. Please note that the property enjoys a right of way access via the neighbouring property leading onto the rear garden.

In addition the property does benefit from off street parking and an off lying garage located to the other side of the main road.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL

Accessed via a traditional front entrance door with fan light over, Red and Black quarry tiled flooring, radiator, staircase to the first floor accommodation.



## RECEPTION ROOM 1

14' 7" x 8' 3" (4.45m x 2.51m). With radiator, modern tiled open fireplace.



## RECEPTION ROOM 2

14' 8" x 9' 2" (4.47m x 2.79m). With modern tiled open fireplace, radiator, access through to the rear Sitting Room.



## DINING ROOM/FORMER SHOP

15' 2" x 7' 6" (4.62m x 2.29m). With Red and Black quarry tiled flooring, separate front entrance door, radiator.



## KITCHEN

17' 0" x 12' 3" (5.18m x 3.73m). A fitted Kitchen with a range of wall and floor units, stainless steel sink and drainer unit, Leisure electric cooker range (not tested), radiator, side entrance door.



## KITCHEN (SECOND IMAGE)



## REAR SITTING ROOM

13' 5" x 12' 2" (4.09m x 3.71m). With built-in former airing cupboard with radiator, open fireplace, radiator.





## INNER HALL

With understairs storage cupboard and separate storage cupboard.

## UTILITY ROOM

15' 9" x 4' 3" (4.80m x 1.30m). With fitted sink unit, plumbing and space for automatic washing machine, rear entrance door.



## FIRST FLOOR

### BEDROOM 1

14' 7" x 8' 4" (4.45m x 2.54m). With a modern tiled open fireplace, radiator, enjoying fine views over the Teifi Valley.



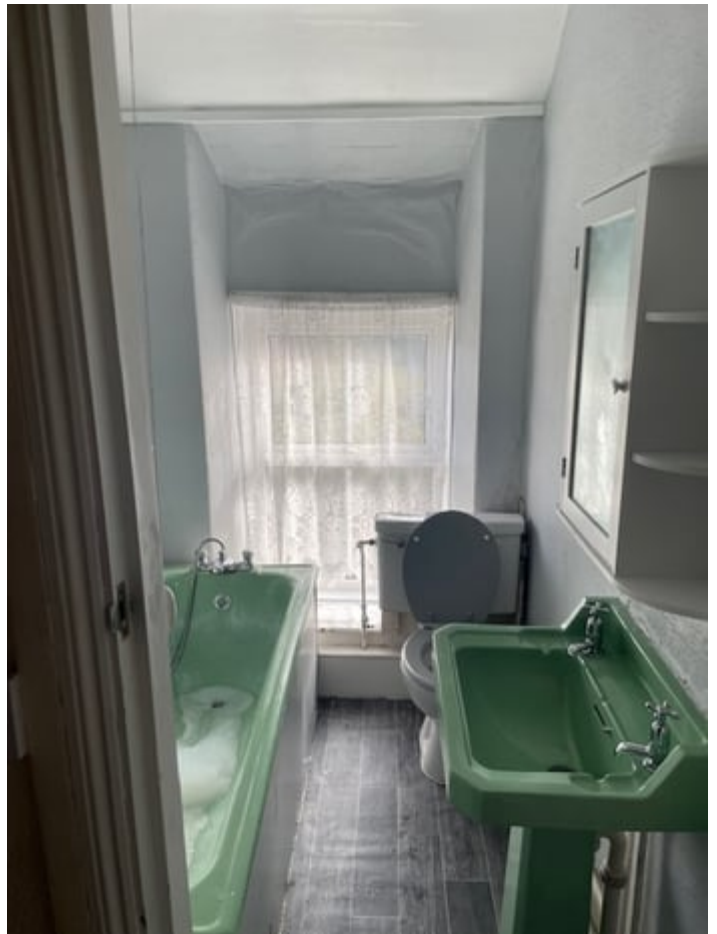
### BEDROOM 2

7' 5" x 14' 9" (2.26m x 4.50m). Accessed via Bedroom 1, with radiator.



### BATHROOM

Having a 3 piece suite comprising of panelled bath with shower attachment, low level flush w.c., pedestal wash hand basin, extractor fan.



## BEDROOM 3

14' 8" x 8' 1" (4.47m x 2.46m). With radiator, modern open fireplace, enjoying fine views over the Teifi Valley.



## EXTERNALLY

### GARAGE

28' 3" x 15' 4" (8.61m x 4.67m). Of block construction with an inspection pit and cellar, two steel front entrance doors with a gravelled parking area to the front. Please note that the Garage is off lying and is located adjacent to the property.



## GARDEN

The extensive garden is located to the rear of the property being terraced and laid to lawn. It enjoys steps and a pathway that leads onto the lawned area. The garden offers a blank canvas and perfectly suits any Family home.



### GARDEN (SECOND IMAGE)



### GARDEN (THIRD IMAGE)





## LARGE GARDEN SHED

15' 2" x 18' 7" (4.62m x 5.66m). Of timber and corrugated iron construction.



## OUTSIDE W.C.

## RIGHTS OF WAY

We are informed by the current Vendors that the property benefits from a vehicular right of way beside the neighbouring property with a drive leading up into the rear garden area, as noted on the attached Land Registry Plan.

## PARKING AND DRIVEWAY

An off lying parking area is located in front of the garage.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMENTS

An appealing Family home in a prominent position with fine views.

## 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 - '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, oil fired central heating, part double glazing and part single glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

**Council Tax:** Band D

N/A

**Parking Types:** Garage. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (39)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

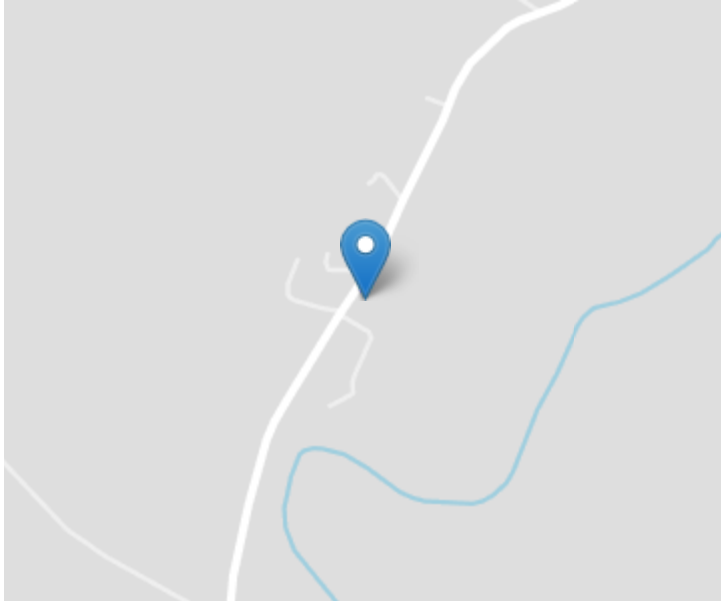
**Any risk of coastal erosion?** No

**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?** Yes



## Directions

From Lampeter take the A475 to Llanwnnen turning left onto the B4337 towards Llanybydder. Continue through the Village of Altyblacca and the property can be found on leaving the Village on the 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>                            |         | 78                                                                                                          |
| (55-68) <b>D</b>                            |         |                                                                                                             |
| (39-54) <b>E</b>                            | 39      |                                                                                                             |
| (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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