

*A well positioned nicely presented semi detached cottage with enclosed garden. Near Llandysul,
West Wales*



Blaenplwyf, Panteg Cross, Llandysul, Ceredigion. SA44 4SL.

£170,000

REF: R/4003/LD

*** A cottage delight *** Well positioned nicely presented cottage *** Refurbished and modern 2 bedroomed accommodation *** Cottage style Kitchen and contemporary Bathroom *** Electric heating, UPVC double glazing and good Broadband connectivity

*** Ample parking to the front *** Enclosed garden/patio area - Private and not overlooked *** Lean-to kennel/store shed

*** Popular Village position - On a regular Bus route *** 2 miles from the Market Town of Llandysul and en-route to the Cardigan Bay Coast *** Perfectly suiting 1st Time Buyers *** A cosy cottage providing low maintenance living



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

Conveniently located alongside the main A486 Llandysul to New Quay road at the Village Community of Croeslan which offers a Shop and Filling Station, only some 4 miles North from the Teifi Valley Market Town of Llandysul which offers a comprehensive range of Shopping and Schooling facilities, a 20 minute drive to Cardigan Bay at the popular Coastal Resort and Seaside Fishing Village of New Quay and within easy reach to the Marketing and Amenity Centres of Newcastle Emlyn, Cardigan and Lampeter. The property is a 40 minutes drive to the County Town of Carmarthen on the link road to the M4 Motorway. OS Grid Ref: 383 444.

GENERAL DESCRIPTION

A well positioned country cottage offering deceptive and refurbished 2 bedroomed accommodation with a cottage style Kitchen and a contemporary styled Bathroom suite. Externally it offers low maintenance living with an enclosed patio/garden area, being private and not overlooked, and with the welcome addition of a rear lean-to Kennel/store shed. To the front lies ample off street parking.

The property is within close proximity to the Market Town of Llandysul and en-route to the Cardigan Bay Coast.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH



7' 8" x 5' 0" (2.34m x 1.52m). With a UPVC front entrance door, tiled flooring, exposed stone walls.

LIVING ROOM



14' 6" x 13' 8" (4.42m x 4.17m). With laminate flooring, electric heater, understairs storage cupboard.

LIVING ROOM (SECOND IMAGE)



DINING ROOM

13' 8" x 7' 1" (4.17m x 2.16m). With tiled flooring, staircase to the first floor accommodation, electric heater.

KITCHEN/BREAKFAST ROOM

14' 4" x 7' 9" (4.37m x 2.36m). A cottage style fitted Kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, electric oven, 4 ring hob with extractor hood over, plumbing and space for dishwasher and washing machine, UPVC rear entrance door, electric night storage heater.

KITCHEN/BREAKFAST ROOM (SECOND IMAGE)**FIRST FLOOR****LANDING AREA**

Approached via a staircase from the Dining Room, with built-in airing cupboard housing the hot water cylinder and immersion.

BEDROOM 1



10' 6" x 10' 3" (3.20m x 3.12m). With window overlooking the front forecourt, electric heater, laminate flooring, built-in wardrobe.

BEDROOM 2



14' 0" x 5' 6" (4.27m x 1.68m). With built-in wardrobe and electric heater.

BATHROOM



6' 3" x 5' 8" (1.91m x 1.73m). Having a contemporary fully tiled suite comprising of a pea shaped bath with Mira electric shower over and shower screen, vanity unit with a wash hand basin, low level flush w.c., heated towel rail, extractor fan.

EXTERNALLY

PARKING AND DRIVEWAY

To the front lies a large tarmacadamed forecourt with private parking for several vehicles.

GARDEN/PATIO AREA



Low maintenance. To the side lies an enclosed private paved patio/seating area with raised flower borders and a built-in BBQ.

GARDEN/PATIO AREA (SECOND IMAGE)**LEAN-TO KENNEL/STORE SHED**

24' 6" x 3' 6" (7.47m x 1.07m). With electricity connected. Located to the rear of the property and accessed via the garden.

FRONT OF PROPERTY**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 - 'B'.

MONEY LAUNDERING REGULATIONS

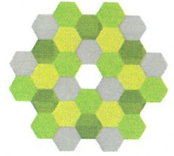
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

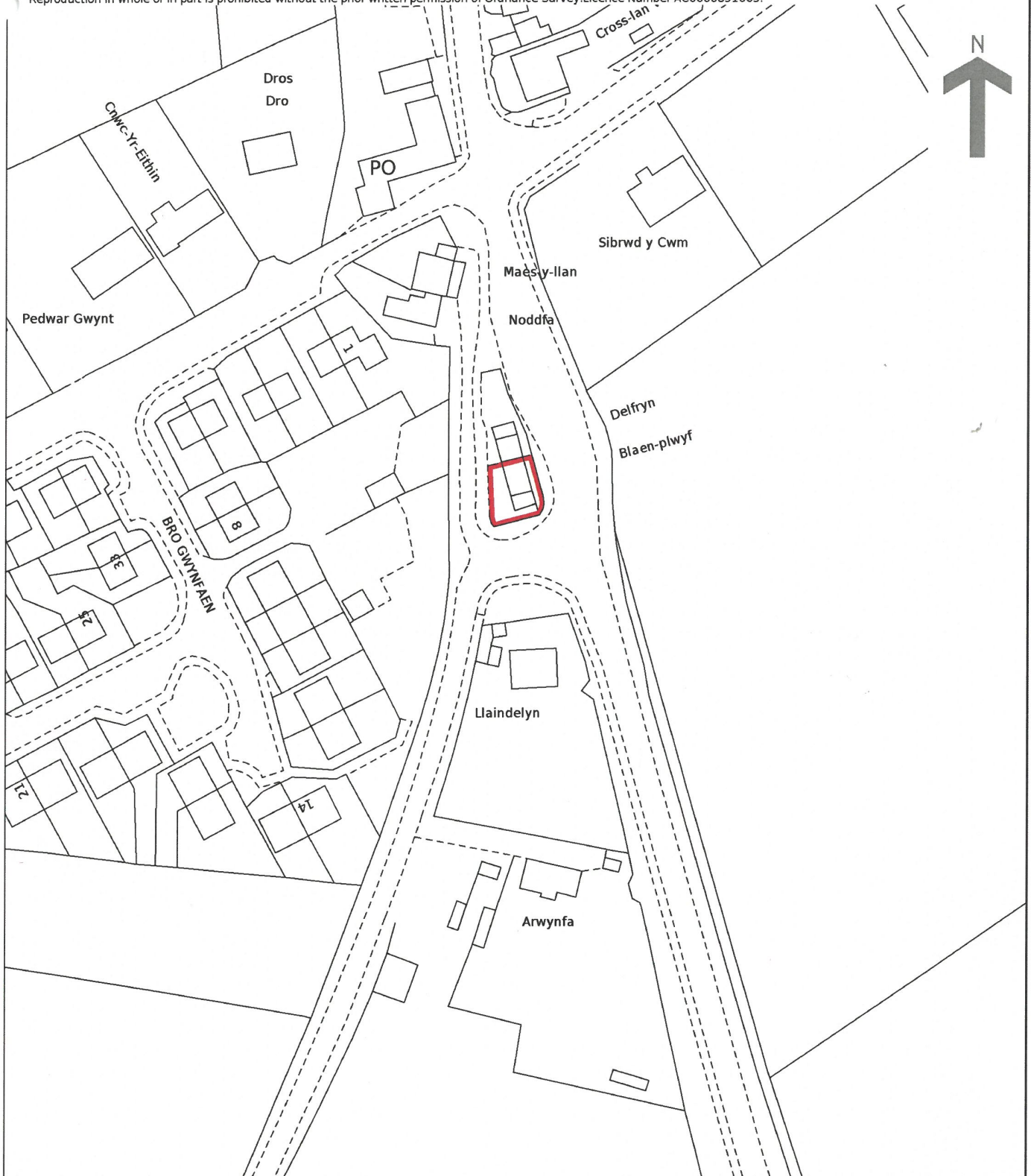
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry
Official copy of
title plan

Title number **CYM491024**
Ordnance Survey map reference **SN3844SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**

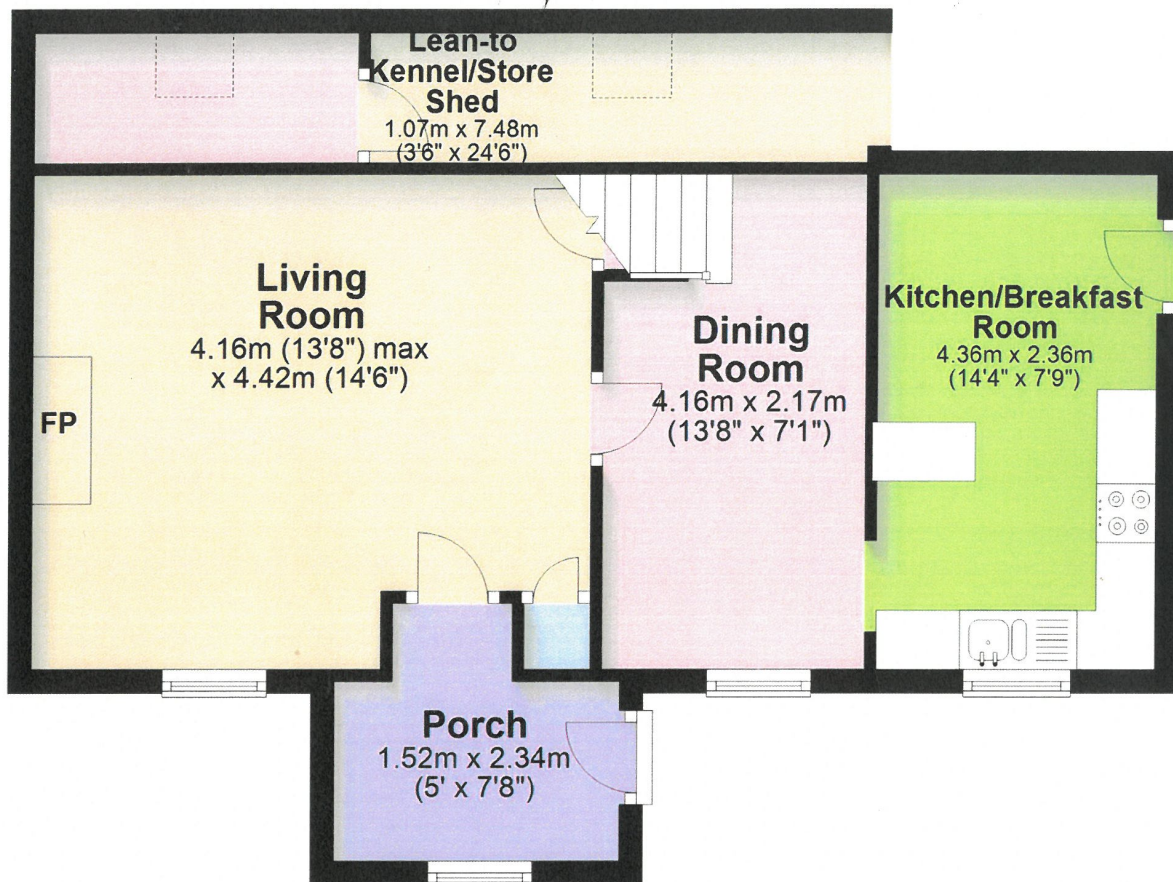


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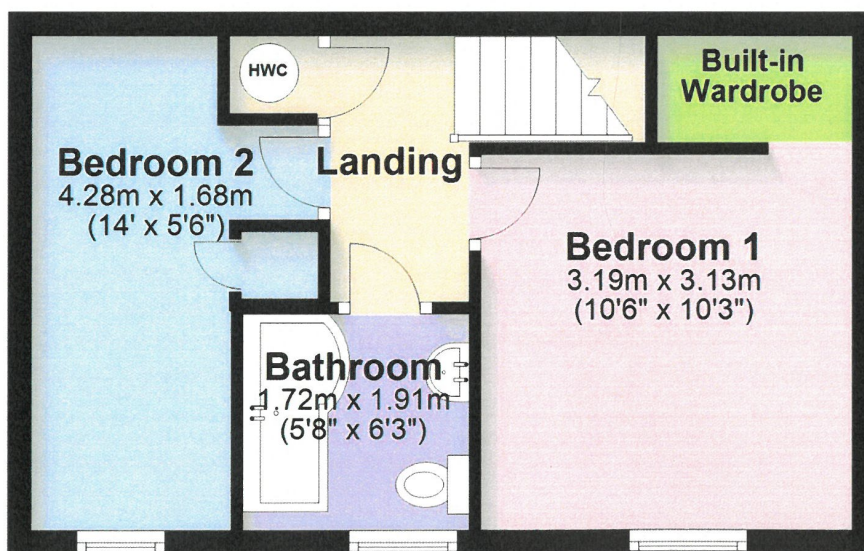
Ground Floor

Approx. 51.6 sq. metres (555.4 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.8 sq. feet)



Total area: approx. 80.9 sq. metres (871.2 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.

Blaenplwyf, Panteg Cross, Llandysul

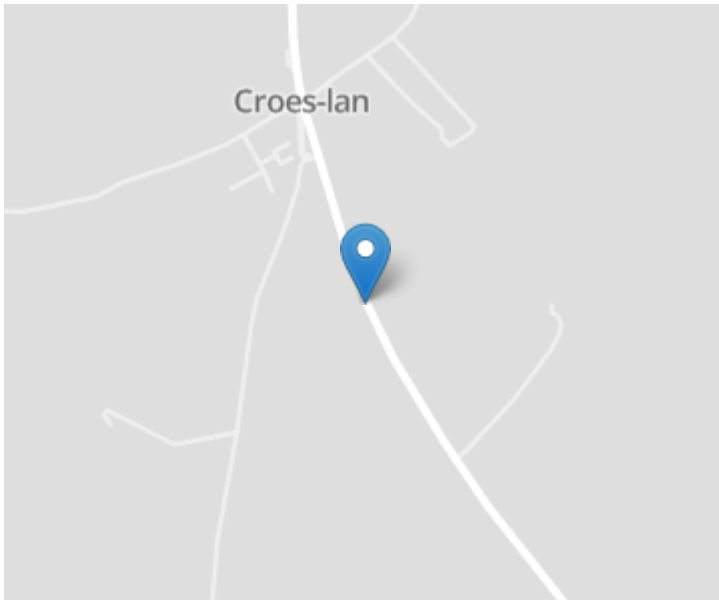
Directions


From Llandysul proceed North on the A486 New Quay road. Proceed through the first Village of Horeb until you reach the next Village of Croeslan. Immediately on entering the Village of Croeslan you will see a turning back to the left signposted Penrhiwllan. The cottage is located on that corner as identified by the Agents 'For Sale' board and just before the Village crossroads.

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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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