

An attractive and privately positioned country cottage offering a renovated and characterful 3 bedroomed accommodation set in its own grounds. Ffarmers, near Lampeter, West Wales



Ffsgotta Ffarmers, Llanwrda, Carmarthenshire. SA19 8QA.

£340,000

REF: R/4023/LD

*** No onward chain *** An attractive and privately positioned traditional Welsh stone country cottage *** Renovated offering characterful 3 bedroomed accommodation *** Retaining many of its original features - Such as inglenook fireplace, beamed ceilings and quarry tiled floors *** LPG fired central heating

*** Good sized and private gardens laid to lawn *** Useful timber built workshop *** Various outhouses/store sheds *** Large container *** Mature hedge boundaries in a triangular shaped plot *** Gated gravelled parking area with turning space

*** An unique opportunity awaits *** Enjoying a fine rural aspect *** Breath taking location nestled in the Twrch Valley *** Edge of popular Village position - Ffarmers, near Lampeter *** A thriving Community and Village Public House *** Contact us today to view



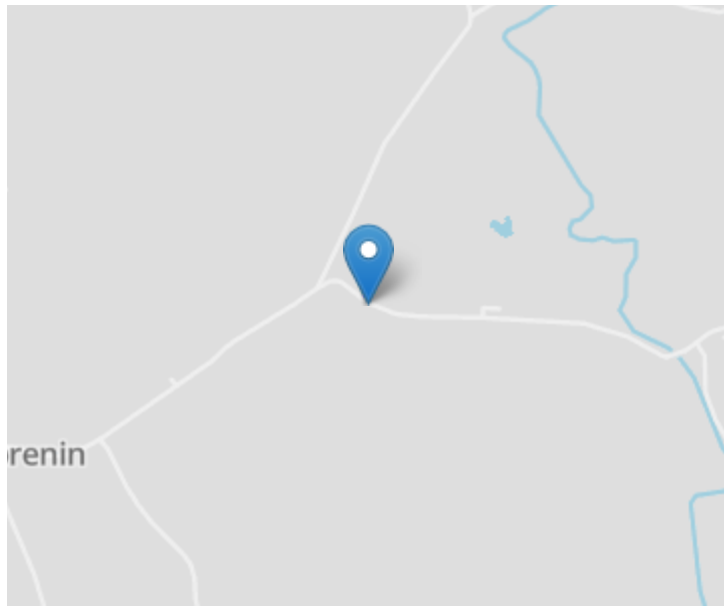
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LOCATION

Ffosgotta is located on the outskirts of the vibrant and popular rural Village of Ffarmers which is set within North Carmarthenshire hills territory and on the edge of the Cambrian Mountains. The University and Market Town of Lampeter is within 8 miles and the Market Towns of Llandeilo and Llandovery are each within 12 miles. Carmarthen, which is the strategic main and Administrative Centre of the area, is 20 or so miles to the South and the Cardigan Bay Coast at Aberaeron is within a 25 minute drive.

GENERAL DESCRIPTION



A traditional Welsh stone cottage being attractively renovated whilst retaining many of its character features which include quarry tiled floors, exposed stone walling, beamed ceiling, inglenook fireplace, but whilst also benefiting from everyday modern conveniences, such as LPG fired central heating and a modern kitchen.

To the ground floor lies the living accommodation with two reception rooms, utility style room, kitchen, bathroom and study. To the first floor lies 2 bedrooms and an external staircase to the third bedroom.

The property enjoys a rural position with fine views over the surrounding countryside.

It benefits from a range of timber built outhouses with workshop, wood stores and a container. The garden is private with mature hedge boundaries and the gravelled driveway offers ample parking.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALLWAY

With Red and Black quarry tiled floor.

OFFICE/STUDY

11' 3" x 6' 3" (3.43m x 1.91m). With access to the loft space and the exposed flue from the Sitting Room.

SITTING ROOM

15' 6" x 8' 0" (4.72m x 2.44m). A character room with a beamed ceiling, exposed stone walls, Morso wood burning stove.

LIVING/DINING ROOM

16' 10" x 15' 5" (5.13m x 4.70m). With a timber entrance door, Red and Black quarry tiled flooring, beamed ceiling, exposed stone walls, Bespoke fitted floor units with Belfast sink, large inglenook fireplace having an Oak beam over with a cast iron multi fuel stove, three radiators.

LIVING/DINING ROOM (SECOND IMAGE)**INNER HALLWAY**

With radiator.

KITCHEN



12' 0" x 6' 0" (3.66m x 1.83m). A modern fitted Kitchen with a range of wall and floor units with work surfaces over, gas cooker point and space with extractor hood over, plumbing and space for automatic washing machine.

BATHROOM



15' 8" x 9' 3" (4.78m x 2.82m). A contemporary styled suite with a cast iron free standing roll top bath, corner shower cubicle, high level flush w.c., pillared radiator, pedestal wash hand basin.

FIRST FLOOR

LANDING

With storage cupboard.

BEDROOM 1



11' 9" x 15' 2" (3.58m x 4.62m). With vaulted ceiling (limited head room). Velux roof window and exposed beams.

BEDROOM 2



15' 5" x 8' 7" (4.70m x 2.62m). With vaulted ceiling (limited head height), Velux window, built-in wardrobes.

EXTERNAL STAIRCASE

Leading to Bedroom 3.

BEDROOM 3



15' 8" x 15' 8" (4.78m x 4.78m). With vaulted ceiling with original 'A' framed beams, built-in cupboards, Velux window, radiator.

EXTERNALLY

OUTBUILDINGS

Comprising of

TIMBER BUILT DETACHED WORKSHOP

WOOD STORE

GARDEN STORE

STORAGE CONTAINER

GARDEN



This delightful cottage sits within a triangular shaped plot offering good sized mature gardens with a mature hedge boundary that provides privacy and seclusion whilst also being low enough to offer great views over the surrounding Twrch Valley. The garden has been laid mostly to lawn for low maintenance.

PARKING AND DRIVEWAY

The property enjoys a gated gravelled driveway with ample parking and turning space.

FRONT OF PROPERTY



VIEW FROM PROPERTY



AGENT'S COMMENTS

A most delightful country cottage set in charming rural surroundings.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

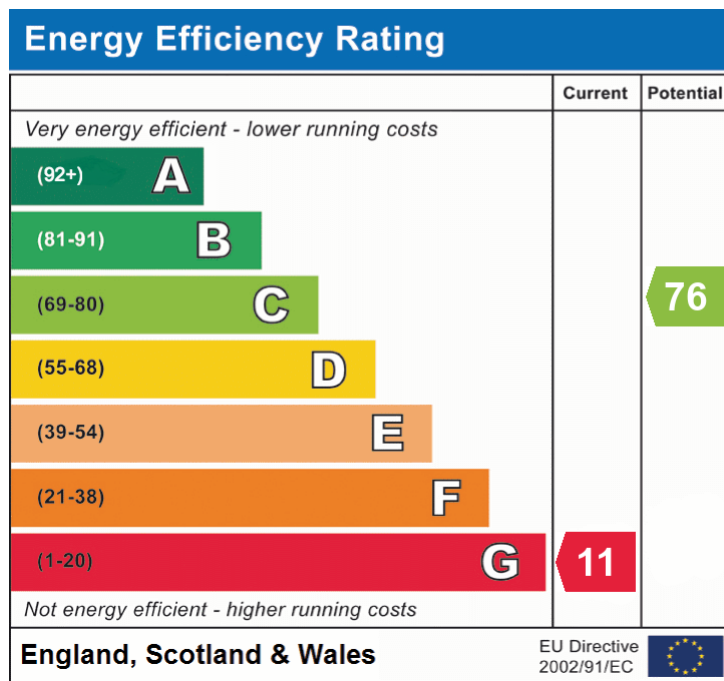
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'D'.

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, private drainage, LPG fired central heating, solid fuel stoves in both Sitting Room and Living Room.





Directions

From Lampeter take the A482 South to Harford. Once leaving Harford, turn left by the former Royal Oak Public House for the Village of Ffarmers. Proceed through the Village of Ffarmers, turning left beside the Drovers Inn Public House. Continue along this lane for approximately 300 yards. Head over the small bridge and Ffosgotta will be the first property thereafter on your left 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	11	
<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 beautiful property, contact us:

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