

Cosy Character Cottage with good sized garden and grounds. Popular village of Penrhiwllan. Near Llandysul.



Maesyderi, Penrhiwllan, Llandysul, Ceredigion. SA44 5NH.

£195,000

Ref R/4887/ID

****A cosy and quaint character cottage**1 bed accommodation**Spacious gardens and grounds**Popular edge of village location**Penrhiwllan Near Llandysul**Feature garden room with internal hot tub**Ample private parking**A lovely rural aspect**A Perfect 1st home/professional couple/retirement****

The property comprises of entrance porch, dining room, kitchen, boot room, character lounge, shower room. First floor - double bedroom.

Located on the edge of the pleasant village community of Penrhiwllan in the Teifi Valley which offers a good range of local amenities which includes post office, renowned gastro pub/restaurant and places of worship. Penrhiwllan lies adjacent to the A475 road, some 4 miles East of the market town of Newcastle Emlyn and equi distant to the town of Llandysul with its comprehensive range of shopping and schooling facilities. The Cardigan Bay coast with its several popular sandy beaches lies some 20 minutes drive to the west and is within half an hours travelling distance to Carmarthen and the link road to the M4



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

GROUND FLOOR

Entrance Porch

4' 0" x 5' 2" (1.22m x 1.57m) via hardwood stable door with windows to both sides, tiled flooring, half glazed door into -

Dining Room

13' 4" x 9' 5" (4.06m x 2.87m) with 2 double glazed windows to side, central heating radiator, tiled flooring, 4' door into -



Kitchen

7' 8" x 11' 9" (2.34m x 3.58m) with fitted base and wall cupboard units with formica working surfaces above, stainless steel drainer sink, electric cooker space, tiled flooring, under counter fridge, valiant LPG gas fire, double glazed window to rear with views over adjacent countryside, central heating radiator.



Side Boot Room

4' 2" x 10' 3" (1.27m x 3.12m) with dwarf wall construction with panoramic windows, half glazed external door, tiled

flooring.

Character Lounge

13' 9" x 13' 4" (4.19m x 4.06m) a cosy lounge with multi fuel stove on a raised slate hearth, exposed beams to ceiling, laminate flooring, three double glazed windows to front, staircase to first floor. Door into -



Shower Room

9' 9" x 7' 1" (2.97m x 2.16m) with three piece suite comprising of a raised walk in shower with mains shower

above, pedestal wash hand basin, low level flush w.c central heating radiator, tiled walls and floors, frosted window.



FIRST FLOOR

Double Bedroom

13' 4" x 10' 6" (4.06m x 3.20m) with dual aspect window to front and side, exposed timber floor, part exposed A frame beams, access hatch to loft.



EXTERNALLY

Garden Room

The property benefits from spacious garden and grounds with a feature Garden Room 15' 0" x 10' 7" (4.57m x 3.23m) of timber construction with electricity connected and houses a 4/5 seater Hot Tub.



Garden and Grounds.

Ample private parking with tarmac driveway to front and side.

A good sized lawned area to side.

Workshop 8' x 15'



NOTE -

The property has potential to be extended (subject to planning consent).

MONEY LAUNDERING

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.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@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'.

To keep up to date please visit our Website, Facebook and

Instagram Pages

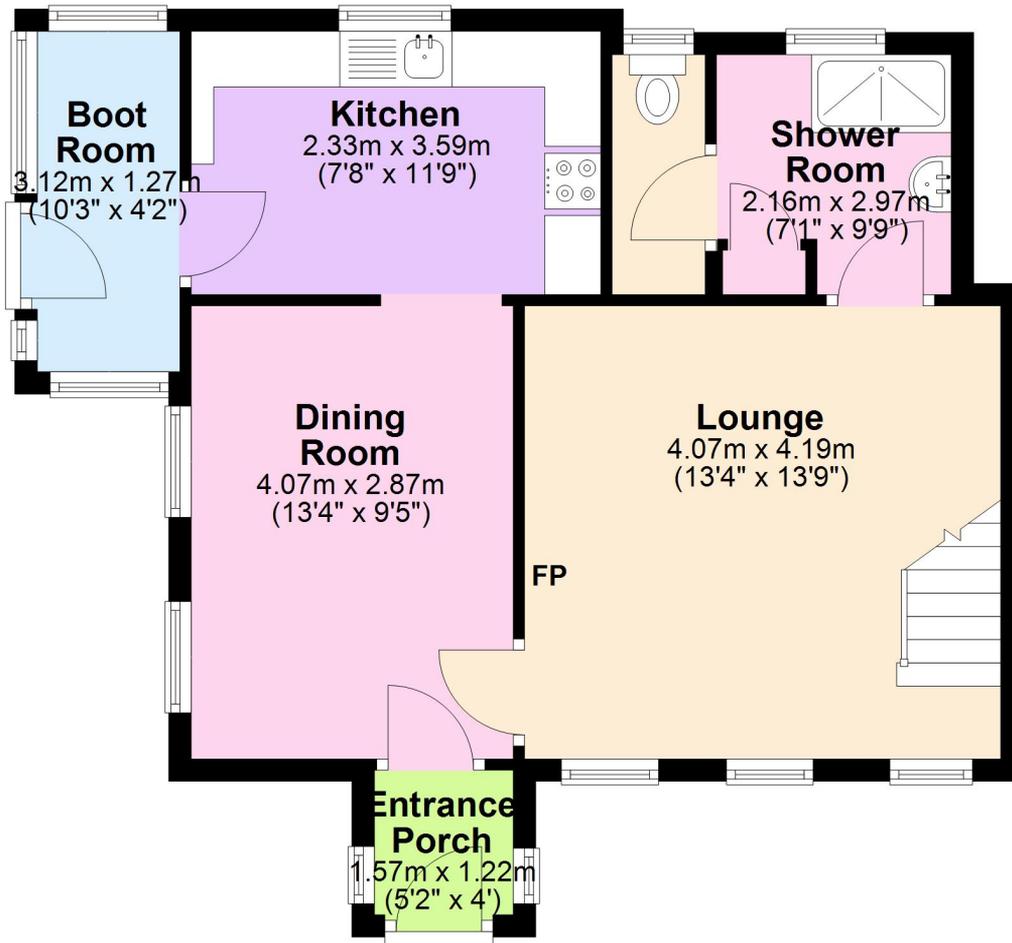
Services

We are advised the property benefits from mains water and electricity. Private drainage to septic tank. LPG central heating.

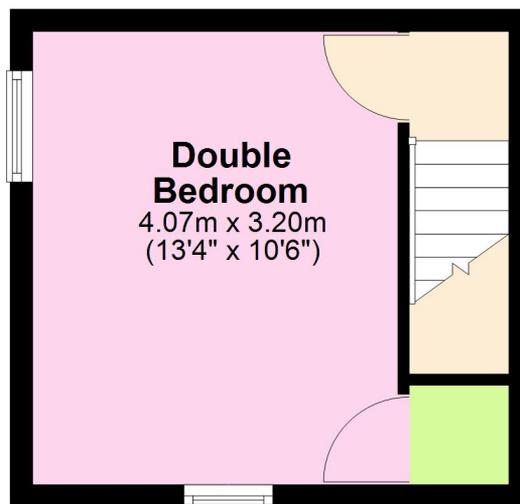
Council Tax Band C (Ceredigion County Council)

Tenure - Freehold.

Ground Floor



First Floor



Total area: approx. 68.6 sq. metres (738.2 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

Maesyderi, Penrhiwllan, Llandysul

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Private.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: F (27)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

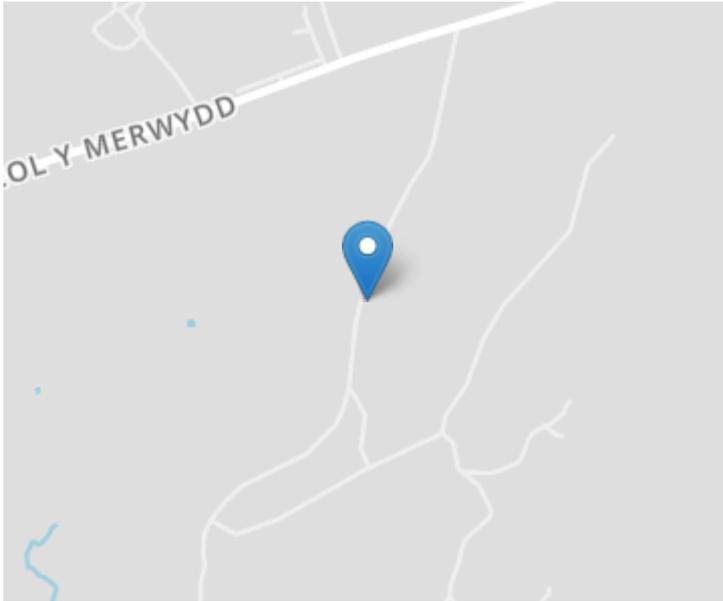
Any risk of coastal erosion? No

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? No



Directions

The property is located on the edge of the village of Penrhiwllan, travelling West through the village towards Newcastle Emlyn, after you pass the village shop and post office on the right hand side, then the public house on your left, proceed for a further 200 yards, then take the first left hand junction towards Henllan and the property can be seen on the left hand side after some 100 yards, as identified by the Agents for sale board

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F	27	
(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 :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

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



Regulated by

RICS[®]