

*Recently renovated, deceptively spacious 3 bed character cottage. Popular hamlet of Cwm Cou.  
Near Newcastle Emlyn.*



Min Y Coed, Pontceri, Cwm Cou, Newcastle Emlyn, Ceredigion. SA38 9NY.

**£318,000**

**Ref R/4244/ID**

**\*\*Immaculately presented 3 bed (1 En Suite) Character Cottage\*\*Recently renovated to a high standard\*\*Renovations include new kitchen, bathroom, flooring etc\*\*Double Glazing throughout\*\*Oil fired central heating\*\*Set in spacious landscaped gardens and grounds with woodland beyond\*\*Situated in the sought after hamlet of Cwm Cou on the outskirts of Newcastle Emlyn\*\*Only a 5 minute drive to the town centre\*\*Lovely rural aspect\*\*Views over woodland and towards the River Teifi\*\*A COUNTRY GEM WORTHY OF AN EARLY VIEWING !\*\***

The property comprises of an Entrance Porch, Kitchen, Bathroom, Utility, Lounge/Dining Room, Office. First Floor - 3 Double Bedrooms, 1 En Suite, Shower Room.

Located within the picturesque village community of Cwm Cou fronting a district road, an area of beauty with lovely walks, nearby public house and only some 2 miles from the Teifi Valley Market town of Newcastle Emlyn which offers a comprehensive range of shopping and schooling facilities. Some 15 minutes drive from the Cardigan Bay coast with its several



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## GROUND FLOOR

### Entrance Porch

Via half glazed composite door, tiled flooring, glazed upvc door into -

### Kitchen/Dining Room

12' 9" x 10' 5" (3.89m x 3.17m) with range of modern base and wall cupboard units with oak working surfaces above, electric double oven with 5 ring gas hob, Belfast sink with pull out mixer tap, integrated dishwasher, 2 double glazed windows to front, slate effect tile flooring, tiled splash back, spot lights to ceiling, stainless steel extractor hood. Sliding door leading into lounge.



### Bathroom



9' 3" x 4' 9" (2.82m x 1.45m) a 3 piece white suite comprising of a panelled bath with shower head above, low level flush w.c. pedestal wash hand basin, central heating radiator, fully tiled walls and floor. Frosted window to rear.

### Utility Room

16' 5" x 4' 10" (5.00m x 1.47m) with fitted cupboard units, inset stainless steel single drainer sink with mixer tap, plumbing for automatic washing machine, formica working surfaces above, space for American fridge freezer, central

heating radiator. Tiled flooring.



### Lounge

23' 8" x 13' 9" (7.21m x 4.19m) an open plan room with superb Oak railway sleeper staircase with glass balustrade. To one side is an open fireplace housing a multi fuel burning stove on a raised hearth, 2 double glazed windows to front overlooking a wooded valley, spot lights to ceiling, exposed ceiling beams, 2 central heating radiators, space for 6 seater dining table. Front half glazed composite door leading to front.



## Office

12' 4" x 5' 1" (3.76m x 1.55m) with double glazed window to side, central heating radiator.



## FIRST FLOOR

### Split Landing

With exposed beams. Door into -

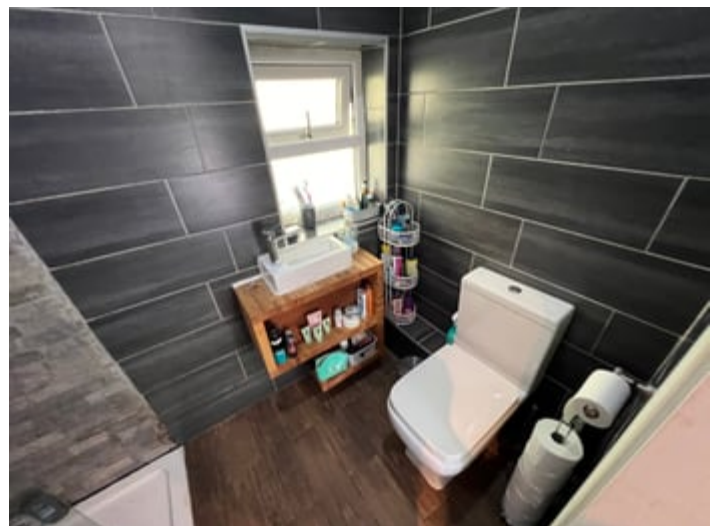
### Bedroom 1

12' 7" x 11' 2" (3.84m x 3.40m) a spacious room with 2 double glazed windows to front enjoying lovely rural views, Bespoke fitted wooden headboard which is fitted with a wall and ceiling lights, vertical radiator, built in cupboard housing hot water cylinder, sliding door opens to -



### En Suite Shower Room

6' 9" x 3' 10" (2.06m x 1.17m) a modern 3 piece suite comprising of walk in shower with mains shower above, wall mounted vanity unit with inset wash hand basin, dual flush w.c. fully tiled walls, tiled flooring, double glazed window to rear.



### Bedroom 2

13' 7" x 8' 10" (4.14m x 2.69m) with double glazed window to front, again with lovely views. Modern Vertical radiator. Exposed ceiling beam.



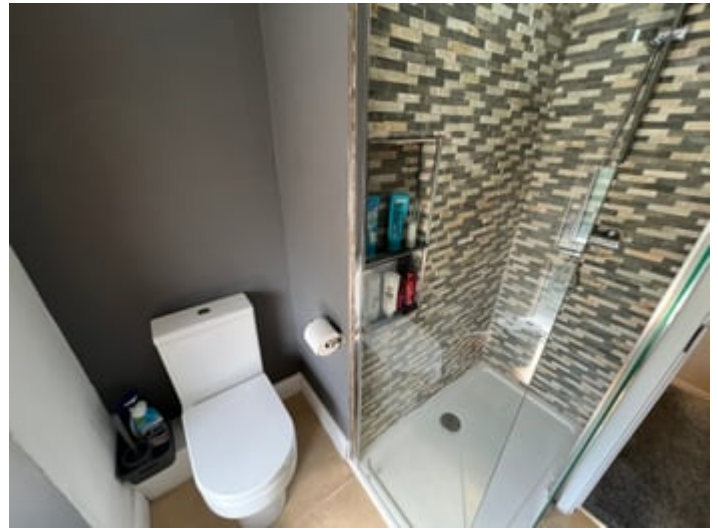
### Bedroom 3

10' 9" x 9' 2" (3.28m x 2.79m) with double glazed window to front with country views, modern vertical radiator, exposed beam, recessed ceiling lights.



### Shower Room

6' 9" x 6' 7" (2.06m x 2.01m) a modern 3 piece suite comprising of a walk in shower room with mains shower above, vanity unit with inset bowl drainer sink, dual flush w.c. half tiled walls, tiled flooring, frosted window to front.



### EXTERNALLY

#### To the Front

The property is approached via its own tarmac driveway with ample parking, leading to -





### Detached Garage

19' 0" x 8' 8" (5.79m x 2.64m) with up and over door, pedestrian door to side. Beyond this is a pedestrian pathway which leads across the front of the property with lovely views over open countryside.



### Garden and Grounds

One of the main attractions of the property is its lovely landscaped gardens and grounds which include a large lawned area with lovely hedgerows, raised decking area overlooking the garden, some lovely shrubs and flower beds.

Cedarwood Garden Shed.

Beyond is a lovely enchanting woodland area with views over the River Teifi.





## **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.

## **TENURE**

The property is of Freehold Tenure.

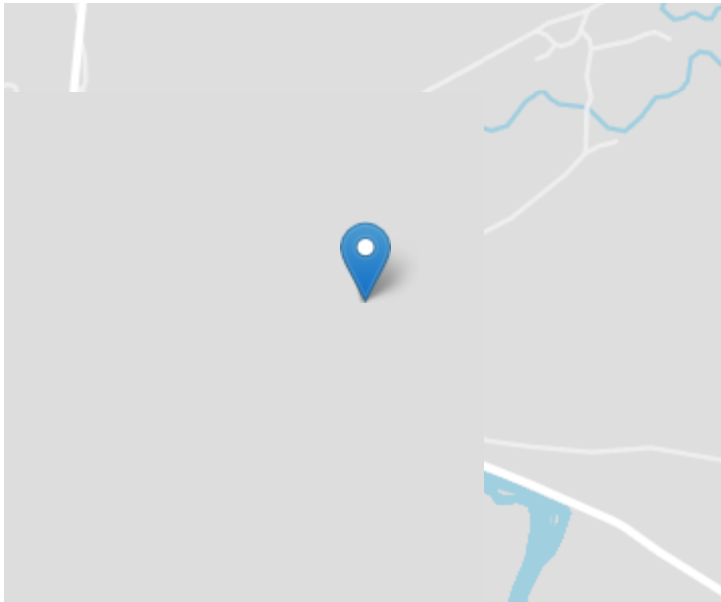
## **Services**

We are advised that the property benefits from Mains Water and Electricity. Private Drainage to a recently installed treatment system. Oil fired Central Heating.

Council Tax Band - E (Ceredigion County Council).

### Directions

From Cardigan take the B4570 road sign posted Cwm Cou and travel approximately 9 miles reaching the village. Turn right at the T junction as if heading towards Newcastle Emlyn and after a short distance, turn left by a bus stop, then immediately right. The entrance to the property can be found further up on the right hand.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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