

Regulated by:



**RICS**



Since 1989

*A stunning and deceptive country cottage with delightful cottage gardens. Penrhiwllan, Near Llandysul, West Wales*



**Llwyngwyn, Penrhiwllan, Llandysul, Ceredigion. SA44 5NT.**

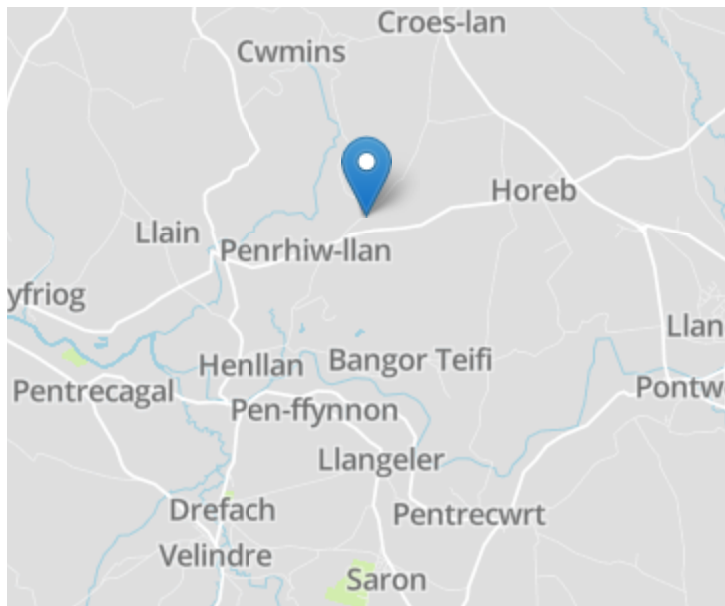
**REF: R/3345/LD .**

**£284,950**

\*\*\* A most stunning character cottage \*\*\* Charming and deceptive 4 bedroomed, 2 bathroomed accommodation \*\*\* A stylish modern kitchen and bathroom \*\*\* Recently fitted LPG central heating, UPVC double glazing and privately owned thermal solar panels for the hot water \*\*\* Home working with Superfast Broadband \*\*\* Popular and pleasant Village position

\*\*\* Useful garage/workshop and wood store \*\*\* Formal cottage garden with raised beds and greenhouse \*\*\* Fruit tree orchard and ornamental pond \*\*\* Private and not overlooked - Utterly wonderful \*\*\* Private driveway with parking for two vehicles

\*\*\* Delightful and popular Village position with Village Shop and Public House \*\*\* Convenient to the nearby Towns of Llandysul, Newcastle Emlyn and the Cardigan Bay Coast \*\*\* A few minutes drive to Ysgol Bro Teifi - Primary and Secondary Schooling \*\*\* 17 miles North from Carmarthen with access to the M4 and National Rail Networks \*\*\* To view contact us today \*\*\* The perfect Family home



## LOCATION

Located in semi rural surroundings on the edge of the quiet Village Community of Penrhiwllan, set back off a district road which leads from the Village of Penrhiwllan to Croeslan, a few minutes from the Teifi Valley Town of Llandysul offering a comprehensive range of Shopping and Schooling facilities and Leisure Centre, a quarter of an hour's drive from Newcastle Emlyn, within easy reach of Cardigan and less than half an hour's drive from the popular sandy Beaches along the favoured West Wales Heritage Coastline.

## GENERAL DESCRIPTION

Llwyngwyn has been lovingly refurbished in recent times to now offer a splendid and deceptive Family home. The property benefits from 4 bedrooomed, 2 bathroomed accommodation along with a stylish kitchen and bathroom. The current Vendor has modernised yet retained and enhanced many of its original features.

Externally it enjoys a generous Village plot with a formal cottage garden being laid mostly to lawn with a fruit tree orchard, various raised beds and a greenhouse. To the side of the property lies a garage/workshop or potential home office. In all positioned in a delightful and popular Village close to the Towns of Llandysul and Newcastle Emlyn.

Currently the property offers the following.

## LIVING ROOM



20' 9" x 12' 8" (6.32m x 3.86m). With access via the original half glazed front entrance door, open fireplace with a cast iron multi fuel stove under an Oka mantle, quarry tiled flooring, down lighters.

## LIVING ROOM (SECOND IMAGE)



## LIVING ROOM (THIRD IMAGE)



## DINING ROOM/SITTING ROOM



16' 0" x 12' 5" (4.88m x 3.78m). With a brick inglenook fireplace housing a cast iron multi fuel stove, quarry tiled flooring, UPVC composite side entrance door, large understairs storage cupboard and built-in corner dresser.

## DINING ROOM/SITTING ROOM (SECOND IMAGE)



## KITCHEN



17' 6" x 8' 4" (5.33m x 2.54m). In galley style. A stylish Shaker kitchen with a range of wall and floor units with laminate work surfaces over, ceramic 1 1/2 sink and drainer unit with mixer tap, 4 ring induction hob with external extractor over, eye level double oven, plumbing and space for dishwasher, Oka flooring, electric kick heater.

## KITCHEN (SECOND IMAGE)



## SIDE HALLWAY



With side entrance door, tiled flooring.

## PANTRY

With tiled flooring and shelving.

## SHOWER/UTILITY ROOM



With low level flush w.c., pedestal wash hand basin, shower cubicle (currently not connected), chrome heated towel rail, plumbing for washing machine.

## INNER LOBBY



With radiator, vaulted ceiling, staircase to the first floor accommodation.

## INNER LOBBY (SECOND IMAGE)



## BATHROOM



A delightful part tiled suite comprising of a deep panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, Envirovent extractor fan.

## FIRST FLOOR

### FRONT LANDING

With access to the loft space.

### BEDROOM 1



13' 0" x 9' 4" (3.96m x 2.84m). With double aspect windows, radiator.

### BEDROOM 1 (SECOND IMAGE)

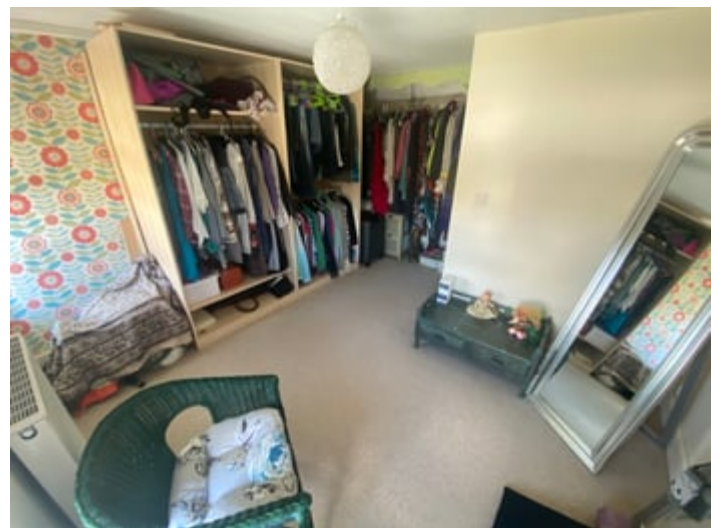


### BEDROOM 2



12' 6" x 11' 7" (3.81m x 3.53m). With radiator, two windows to the front.

### BEDROOM 2 (SECOND IMAGE)



### REAR LANDING

With radiator.

**BEDROOM 3**

10' 7" x 7' 8" (3.23m x 2.34m). With radiator, access to the loft space.

**BEDROOM 4**

14' 2" x 7' 9" (4.32m x 2.36m). With radiator, double aspect windows, airing cupboard housing the Worcester LPG boiler with hot water tank and the thermal solar control panel for the hot water.

**EXTERNALLY****WORKSHOP/GARAGE**

16' 8" x 10' 7" (5.08m x 3.23m). With double doors and a fitted work bench, power connected.

**LOG STORE**

13' 0" x 4' 0" (3.96m x 1.22m).

**POTTING STORE****GREENHOUSE**

6' 0" x 4' 0" (1.83m x 1.22m).

**RANGE OF RAISED BEDS**

## COTTAGE GARDEN



The property enjoys a private and delightful cottage style garden located to the side of the property.

The garden enjoys a sun trap patio with steps leading down to the vegetable growing area and along to the orchard, all of which being well kept and a labour of love to the current Owner.

## COTTAGE GARDEN (SECOND IMAGE)



## PATIO AREA



## VEGETABLE GARDEN



## ORCHARD



With a range of Cherry, Apple and Damson trees.

## PARKING AND DRIVEWAY



Off street parking area with parking for two vehicles.

## FRONT OF PROPERTY



### AGENT'S COMMENTS

A delightful and spacious country cottage in a popular location.

### 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 - 'C'.

### Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, LPG fired central heating, multi fuel stoves in both Sitting and Living Room, UPVC double glazing, telephone subject to B.T. transfer regulations, Super Fast Broadband available.


### Directions

Travelling on the main A475 road from Newcastle Emlyn East towards Lampeter, when you reach the Village of Penrhiwllan, drive through the Village and take the fork left turning just opposite the 'Daffodil Public House and Restaurant. Proceed up the hill towards Croeslan for approximately 300 yards or so and the property will be located on your 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'.

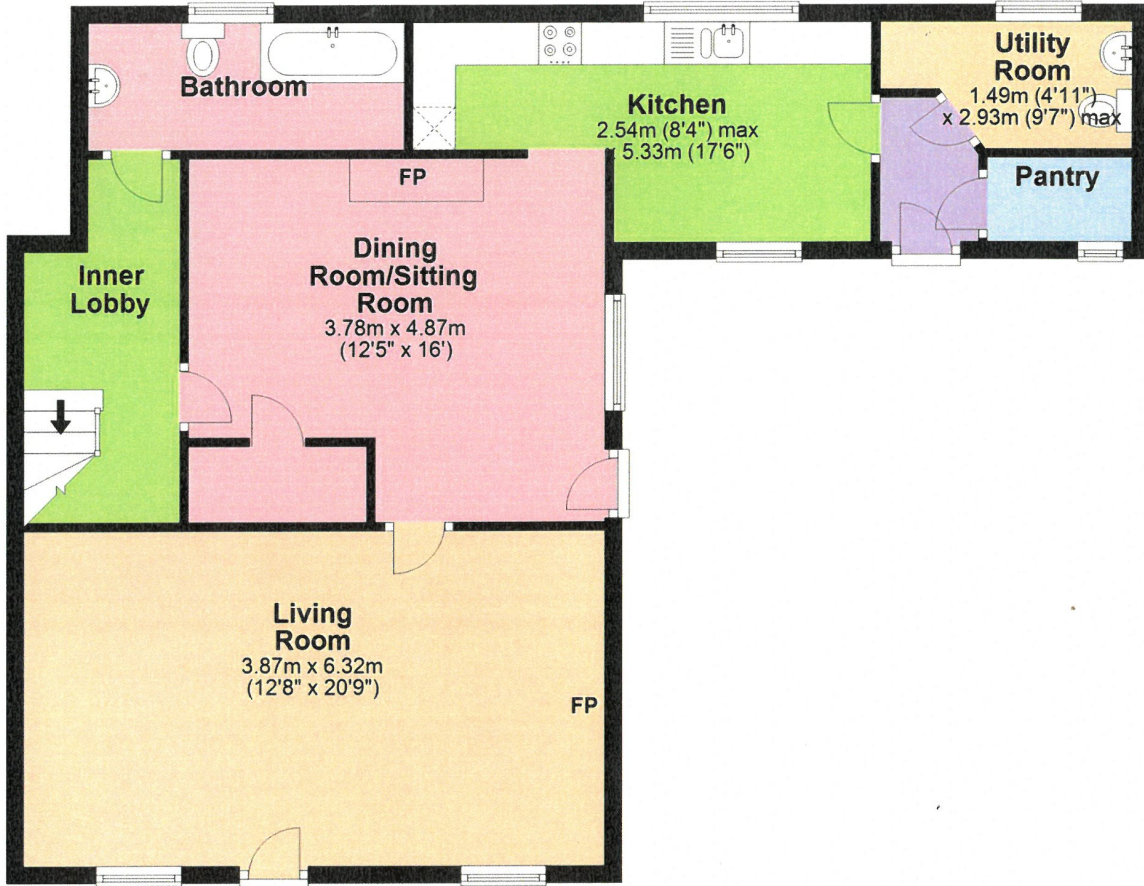
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



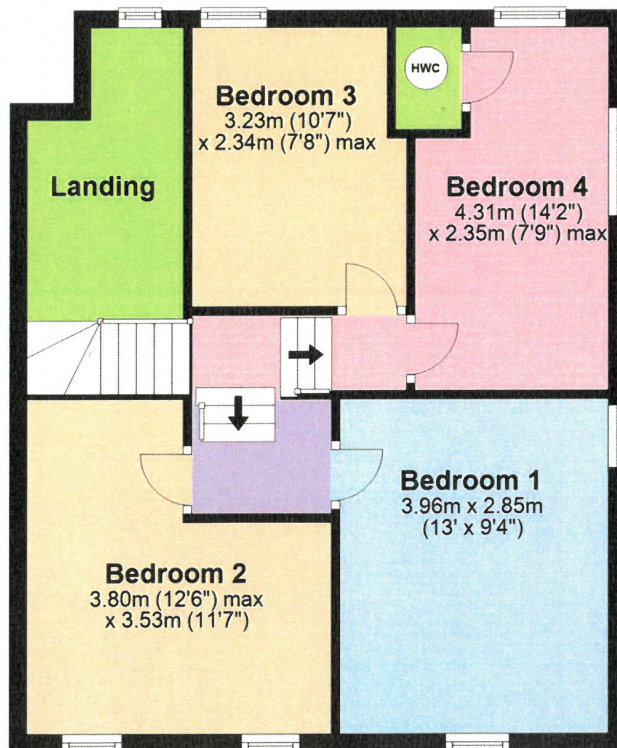
## Ground Floor

Approx. 78.9 sq. metres (848.8 sq. feet)



## First Floor

Approx. 55.6 sq. metres (598.9 sq. feet)



Total area: approx. 134.5 sq. metres (1447.7 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Llwyngwyn, Penrhiwllan, LLANDYSUL**