

*Delightfully presented 3 bedroom character stone cottage in spacious private grounds. Popular village of Ffostrasol, West Wales.*



**LLwynon Ffostrasol, Llandysul, Ceredigion. SA44 4TE.**

**£325,000**

**R/4917/ID**

**\*\* Delightfully preseted traditional stone cottage \*\* Cosy 3 bedroom accomodation \*\* Wealth of character features throughout \*\* Large rear garden with ample private parking for 4/5 cars \*\* Popular village of Ffostrasol \*\* Only a 10 minute drive from the Cardigan Bay coastline at New Quay & Llangrannog \*\* Perfect family home \*\* Oil fired central heaating \*\* Double glazing throughout \*\***

The accomodation provides - lounge, office/downstairs bedroom, kitchen/dining room, utility room, bathroom. First floor, 2 double bedrooms, 1 single bedroom and WC.

The property is situated within the rural village of Ffostrasol conveniently positioned on the A486 New Quay-Llandysul road and having access to an excellent range of local amenities including shop/post office, well renowned public house and places of worship. The Teifi valley town of Llandysul is some 10 minutes drive away offering lower and higher education facilities. The Cardigan Bay coastline lies some 10 minutes to the west with its several popular sandy beaches. An easy reach of the larger Marketing and Amenity Centres of the area including Cardigan, Newcastle Emlyn, Aberaeron and a 40 minutes drive to Carmarthen and the link road to the M4 motorway



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## GROUND FLOOR

### Character Sitting Room

17' 4" x 14' 2" (5.28m x 4.32m) via half glazed uPVC door into a character lounge with an open fireplace housing a multi fuel stove on a slate hearth, exposed ceiling beams, 2 central heating radiators, dog leg stairs to first floor.



### Reception Room/Dining Room

14' 2" x 9' 2" (4.32m x 2.79m) A perfect home office or a downstairs bedroom with central heating radiator, double glazed window to front.







### Rear Kitchen/Breakfast Room

12' 6" x 11' 7" (3.81m x 3.53m) Recently installed kitchen from reputable local company Teifi Kitchens with a range of base and wall cupboard units with Formica working surfaces, stainless steel 1 1/2 bowl single drainer sink unit with mixer taps, integrated stainless steel oven and ceramic 4 ring hob unit with modern cooker hood, part tiled walls, exposed beams and ceiling down lighters, tiled floor, side exterior door, central heating radiator.



## Downstairs Bathroom



with tiled floor, part tiled walls, provides a White suite comprising of a panelled bath, pedestal wash hand basin, low level flush WC, new corner shower cubicle, central heating radiator.

## Utility Room

11' 9" x 6' 7" (3.58m x 2.01m) with a tiled floor, side exterior door, central heating radiator, stainless steel sink with mixer taps, Formica working surfaces, appliance space with plumbing for automatic washing machine, tiled splash backs, built in cupboard housing the Boulter oil fired central heating combi boiler.

## FIRST FLOOR

### Central Landing

Velux window, access hatch to loft.

## Front Double Bedroom 1



14' 2" x 9' 6" (4.32m x 2.90m) with central heating radiator.

## Front Double Bedroom 2

14' 3" x 9' 1" (4.34m x 2.77m) (max) central heating radiator.





### Front Bedroom 3



7' 9" x 6' 2" (2.36m x 1.88m) with central heating radiator.

### Upstairs Cloakroom



with low level flush toilet and wash hand basin.

## EXTERNALLY

### To the Front

Walled forecourt with mature shrubs.



### To the Side



To one side a driveway with double gates leading to a rear spacious gravelled yard and parking area for several vehicles.

### To the Rear

To the rear a further extensive lawned garden area contained within new high fencing to provide a good level of privacy. Attractive views to rear over adjoining paddock. Side patio area laid to slabs.

Useful Cedarwood Shed/ Workshop 20' x 10' and other Cedarwood Shed 10' x 8'

N.B. Please be aware that a small area of Japanese Knotweed was previously identified within the rear hedgerow but this was contained to an area of less than 4m2 and has been subject to an extensive treatment plant and guarantee which is on going and has been clear for 5 years. This area is more than 18m from the house.









## **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.

## **VIEWING**

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@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](https://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**

Mains Electricity, Water & Drainage. Oil Fired Central Heating. No Gas.

Council Tax Band "E".

Tenure - Freehold.

## MATERIAL INFORMATION

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**Council Tax:** Band E

**Council Tax:** Rate 1654

**Parking Types:** Driveway.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (51)

**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

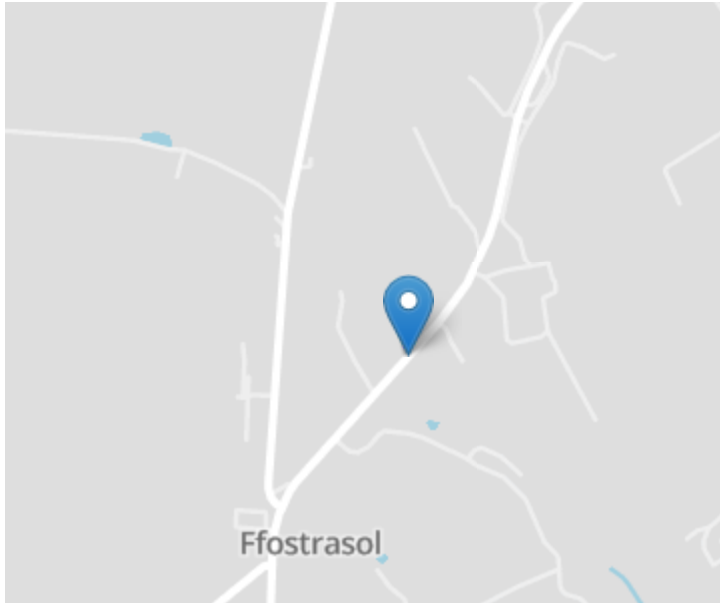
**Is the property listed?** No

**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

From Aberaeron proceed South West on the A487 coast road as far as the village of Synod Inn. At Synod Inn turn left onto the A486 Llandysul road and keep on this road until you reach the village of Ffostrasol. As you enter the village you will see the Village Hall on the right hand side and a few doors further on this property will be seen on the Right hand side.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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