

A most charming 2 bed coastal cottage with parking. Llwyndafydd Near Cwmttydu/New Quay - West Wales.



Bwthyn Heulog, 4 Tanyfron, Llwyndafydd, Nr New Quay, Ceredigion. SA44 6BU.

£225,000

Ref R/4613/ID

****A most charming and extremely rare coastal character cottage under a natural slate roof ** Immaculately presented 2 bed accommodation ** Wealth of character and charm throughout ** Off road private parking ** Lovely semi-rural position within easy walking distance of the Caerwedros Memorial Hall ** Views over open countryside ** Only a 15-minute walk to the Cardigan Bay coastline ** LPG Gas fired central heating ** Double Glazing ** A REAL COASTAL GEM ****

The property comprises of front porch, character lounge, kitchen/dining room. First floor - 2 double bedrooms, 1 bathroom.

Within the pleasant village community of Llwyndafydd fronting a quiet district road between the seaside villages of New Quay and Llangrannog. Less than 2 miles from the picturesque, secluded coves of Cwmttydu and only some 4 miles from the popular coastal resort and seaside fishing village of New Quay. An easy reach for the Georgian harbour town of Aberaeron and within close travelling distance of the larger Marketing and Amenity Centres of the area.



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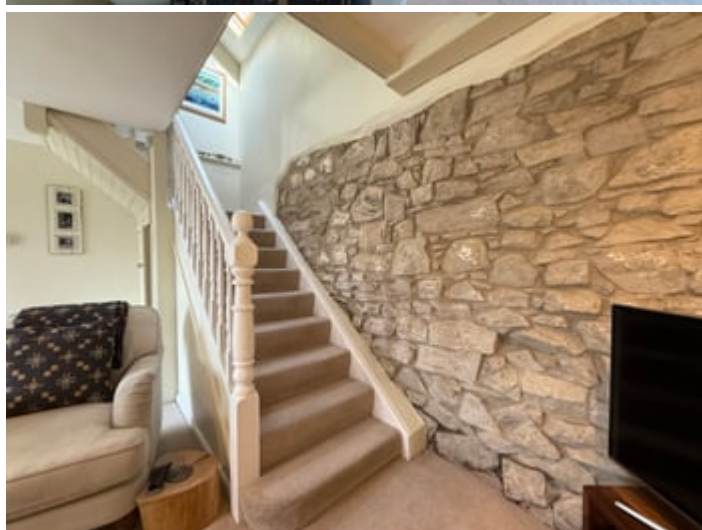
GROUND FLOOR

Front Porch



3' 8" x 2' 0" (1.12m x 0.61m) with bulkhead lighting, glazed double doors, slate flag flooring. Hardwood door into -

Character Lounge



14' 5" x 15' 0" (4.39m x 4.57m) a lovely cosy room with log burning stove being only 2 years old on a slate hearth, painted mantle above, double glazed window to front, exposed stone walls, exposed ceiling beams, stairs to first floor, understairs cupboard. LED spotlights to ceiling. Fitted carbon monoxide alarm to ceiling. Door into -

Kitchen/Dining Room

12' 5" x 13' 1" (3.78m x 3.99m) a range of fitted base and wall cupboard units with complimentary working surfaces above, Ariston electric oven and 4 ring LPG Gas hob above, extractor hood, stainless steel double drainer sink with mixer tap, under counter lights, tiled flooring, double glazed window to front, appliances include Hotpoint tall fridge freezer, Hotpoint dishwasher, Hotpoint washing machine and Hotpoint tumble dryer - all available subject to further negotiation. LED Spot lights to ceiling, Atag LPG Gas boiler being only 4 years old and regularly serviced, central heating radiator, exposed beams to ceiling.



FIRST FLOOR

Landing

12' 3" x 3' 3" (3.73m x 0.99m) Via easyrise dog leg staircase with storage cupboard and velux window to rear.



Front Bedroom 1





11' 0" x 13' 4" (3.35m x 4.06m) a lovely principal bedroom with double glazed window to front, dormer window to rear, spot lights, fitted cupboard unit, central heating radiator.

Bathroom

5' 0"x 11' 9" (1.52m x 3.58m) with a three-piece white suite comprising of a corner bath with shower head above, dual flush w.c. pedestal wash hand basin, heated towel rail, extractor fan, spotlights to ceiling, half tiled walls and double-glazed window to front. LED Spotlights to ceiling,



Rear Bedroom 2

11' 8"x 8' 1" (3.56m x 2.46m) currently used as an office, however, would make a lovely double bedroom with fitted wardrobes, central heating radiator, exposed timber floor, access hatch to loft and half glazed door to rear garden. LED Spotlights to ceiling,



EXTERNALLY

To the front



To the front there is an off-road pull in parking area with space for 1 car. Slate Steps lead up to raised forecourt patio laid to slabs with high quality galvanised railings having been made by a local blacksmith, being fully enclosed with lovely rural views. A privet hedge provides additional privacy. External light.

Side Fully Covered Log Store



Also containing electricity meter.

To the Rear

Access through galvanised hand-made security gate. Steps lead up to the rear decking area which offers a lovely sunny private sitting out area. External lights.

Storage box.





(Electricity Metered Supply), Mains electricity and drainage.
LPG Gas fired central heating and fibre optic broadband.

Council tax band C (Ceredigion county council).

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

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 that the property benefits from mains water

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Off Street. Private.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Not suitable for wheelchair users.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

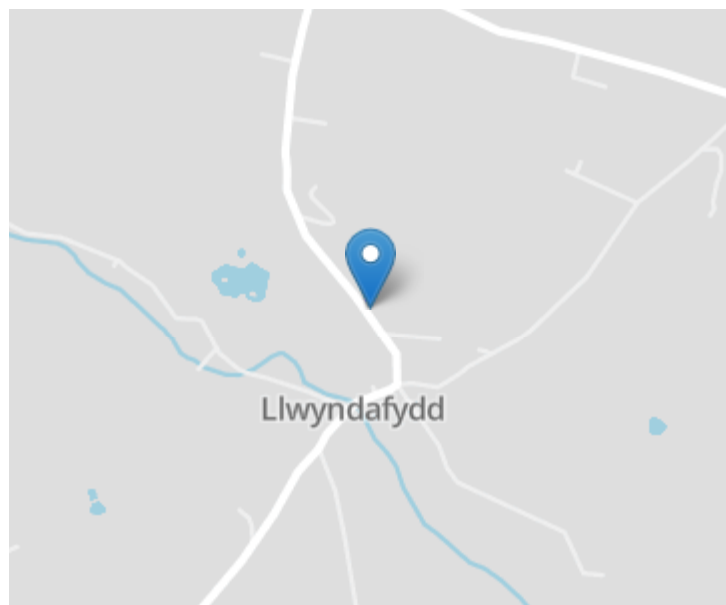
Any risk of coastal erosion? No

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 through the village of Synod Inn onto the next crossroads and turn right alongside the church. Follow this road into the village of Caerwedros and turn left on the village square.

Follow this road for half a mile until you reach the village of Llwyndafydd. As you enter the village, take the 1st right hand junction and continue up the hill for approximately 250 yards and the property will be found on your right hand side as identified by the agents for sale board.

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

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