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**RICS**



Since 1989

*Charming 2 Bed Period Cottage. Pleasant coastal village location. 2 miles sea. Near New Quay, West Wales.*



**Gwynfryn, Llwyndafydd, Near New Quay, Ceredigion. SA44 6BX.**

**Ref R/3774/ID**

**£239,000**

**\*\*Charming 2 Bedroom character property \*\* Many original features including exposed 'A' frame beams \*\* Mid terraced stone and slated cottage \*\* 2 Bed accommodation \*\* LPG gas fired central heating \*\* Sash windows to front \*\* Multi fuel stove \*\* Pleasant south facing rear garden \*\* Private parking with large lawned garden beyond \*\* Quiet village location \*\* 2 miles picturesque secluded seaside coves of Cwmttydu \*\***

The property comprises of - lounge, kitchen, 2 double bedrooms, bathroom.

Conveniently positioned within the village of Llwyndafydd which offers public house/restaurant and places of worship. Only some 2 miles inland from the West Wales Heritage coastline at Cwmttydu and some 4 miles from the popular coastal resort and seaside fishing village of New Quay. 10 miles Georgian Harbour town of Aberaeron and an easy reach of the larger marketing and amenity centres of Aberystwyth, Cardigan and Lampeter. Easy reach of several popular picturesque sandy beaches along this favoured coastline.



## GROUND FLOOR

### Character Sitting Room/Dining Room

14' 9" x 11' 4" (4.50m x 3.45m) with stable type entrance door, stone feature fireplace housing a Villager multi fuel stove, exposed original ceiling beams, 2 central heating radiators, telephone point, French doors to garden. Stairs to first floor, sash window to front.



### Kitchen

11' 7" x 9' 3" (3.53m x 2.82m) with a fitted range of base and wall cupboard units with formica working surfaces, enamel 1½ bowl single drainer sink unit with mixer taps, appliance space with plumbing for automatic washing machine and dish washer, tiled floor, exposed ceiling beams, part tiled walls. Recently installed Ideal LPG Gas central heating combi boiler. 4 ring gas hob. Sash window to front. Double Glazed window to rear.





## FIRST FLOOR

### Bedroom 1

11' 5" x 10' 8" (3.48m x 3.25m) with central heating radiator, exposed original ceiling A-beams, Sash window to front, double glazed window to rear with nice aspect over garden and open fields.



### Bedroom 2





11' 7" x 8' 10" (3.53m x 2.69m) with exposed original ceiling A-beams, small open loft space, central heating radiator, sash window to front, double glazed window to rear with nice aspect over garden and open fields

### Bathroom/Shower Room

with low level flush toilet, pedestal wash hand basin, short length panelled bath with Main shower over, fully tiled walls and floor, velux window to ceiling, central heating radiator



## EXTERNALLY

### To the Front

Walled Forecourt.



### To the Rear

A most pleasant south facing garden which provides a paved patio area, grassed area with mature shrubs and flower borders, feature fish pond, 2 useful Garden Shed.





### Adjacent Garden

Across the minor road is a parking space for 1 vehicle with steps up to a most pleasant spacious lawned garden, slightly elevated, enjoying a lovely aspect over the village and beyond. Has a cedarwood Garden Shed and outside decking/sitting out area





## TENURE

The property is of Freehold Tenure.

## Services

Mains electricity, water and drainage. LPG gas fired central heating. Telephone subject to transfer regulations. Broadband and Wi-Fi.

(A new boiler has been installed since the EPC was produced).

Council Tax Band - C.

## 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 Church. Follow this road into the village of Caerwedros and turn left at the village square. Follow this road for ½ until you reach the village of Llwyndafydd. As you enter the village the property is on the left hand side just before the village crossroads.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(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 