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**RICS**



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*A cosy character 3 bed traditional stone cottage with spacious rear garden. Drefach Velindre Near Llandysul/Newcastle Emlyn.*



**Pendre Drefach Velindre, Llandysul, Ceredigion. SA44 5XG.**

**Ref R/4050/ID**

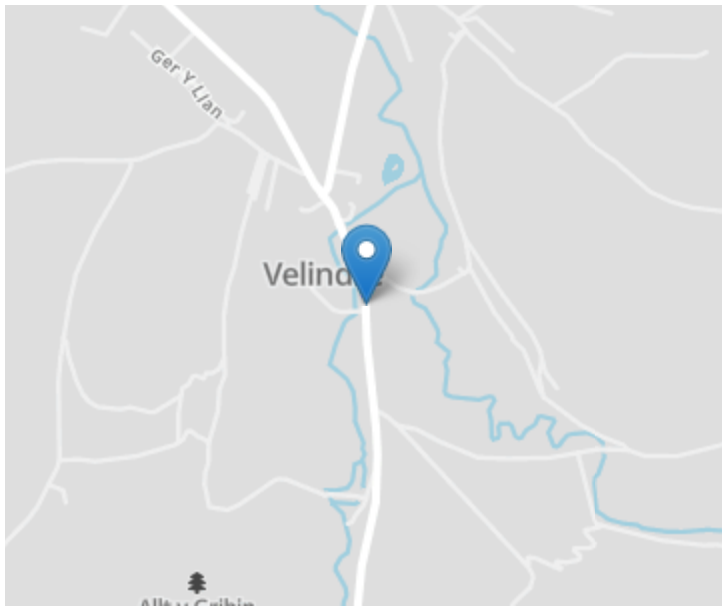
**£229,000**

**\*\*A deceptively spacious 3 bed end of terrace cottage\*\*Traditional stone welsh cottage full of charm and character features\*\*Convenient village location and close to all amenities\*\*Spacious rear garden and grounds\*\*Gas fired central heating\*\*Double Glazing throughout\*\*Set over 4 floors\*\*Beautiful river intersecting the garden\*\*No onward chain\*\*Perfect for 1st time buyers/family home\*\***

The accommodation provides - Ground Floor - Front Lounge, Shower Room, Lower Ground Floor Kitchen, Dining Room/Sun Room, Downstairs wc. First Floor - 2 Bedrooms. Second Floor Master Bedroom.

The property is located in the popular rural village of Drefach Velindre which offers an excellent range of local amenities and is less than 2 miles off the main A487 which leads from the Market town of Newcastle Emlyn which is some 4 miles away. Also within an easy drive to the towns of Llandysul, Lampeter, Cardigan and Carmarthen. The Cardigan Bay coast is within some 1/2 an hours drive.





## GROUND FLOOR

### Front Sitting Room

11' 2" x 13' 8" (3.40m x 4.17m) via upvc door with glazed door with port hole, double glazed window to front, Durvant multi fuel burning stove on a raised slate hearth, oak mantle above, exposed ceiling beams, grey wood effect laminate flooring. Stairs to first floor, understairs cupboards, central heating radiator.



### Rear Landing

9' 0" x 8' 5" (2.74m x 2.57m) with stairs to lower ground floor, double glazed window to rear, exposed ceiling beams, central heating radiator. Door into -



### Modern Shower Room

5' 10" x 10' 4" (1.78m x 3.15m) having a modern 3 piece white suite comprising of an enclosed shower unit with mains power rainfall head shower above and pull out head, low level flush w.c. Grey vanity unit with inset wash hand basin, stainless steel heated towel rail, window to rear, tiled flooring,



exposed beams. 'Ideal' gas combi boiler.



## LOWER GROUND FLOOR

### Kitchen

7' 9" x 14' 8" (2.36m x 4.47m) with range of fitted cream base and wall cupboard units with Formica working surfaces above, 'Logic' electric oven and 5 ring gas hob above, plumbing for automatic washing machine, space for fridge freezer, 1½ inset drainer sink, quarry tiled flooring, exposed ceiling beams, central heating radiator. Doorway into -



### Dining Room/Sun Room

11' 5" x 7' 4" (3.48m x 2.24m) with glazed sliding door to rear with views over the rear garden, velux window to ceiling, exposed timber flooring, 2 x central heating radiators, exposed beams.







### Downstairs W.C.

2' 5" x 6' 9" (0.74m x 2.06m) with dual flush w.c. pedestal wash hand basin, tiled flooring, tongue and groove paneling.

## FIRST FLOOR

### Double Bedroom 1

11' 0" x 11' 5" (3.35m x 3.48m) with 2 double glazed windows to front, exposed ceiling beams, central heating radiator. Fitted wardrobe.



### Bedroom 2

9' 5" x 8' 2" (2.87m x 2.49m) with double glazed window to side, central heating radiator, exposed beams.



## SECOND FLOOR

### Master Bedroom

10' 9" x 13' 7" (3.28m x 4.14m) with velux window to front and rear, exposed A frame beams, central heating radiator, storage cupboard.





## EXTERNALLY

### To the rear

A lovely spacious and enclosed garden intersected by the River Esgair with footbridge over to a patio area laid to slabs and further lawned area with many mature shrubs, trees and flower beds.

Cedarwood Garden Shed measuring 12' x 8'.



### To the Front

Street frontage.





#### PLEASE NOTE -

The property benefits from rights of access over the rear gardens of next door.

#### 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

The property benefits from mains water, electricity and drainage. Gas fired central heating.

Council Tax Band

#### Directions

On the main A487 East from Newcastle Emlyn towards Carmarthen. Proceed through the village of Pentrecagal, passing the petrol station on the left hand side, take the right hand exit onto Waungilwen and Drefach Velindre. Proceed for a further mile or so through the village of Waungilwen until you reach Drefach Velindre with the church on the right hand side. Continue along this road for approximately 250 yards and you will see the property on your right hand side as the last property in the terrace on the right hand side.

#### 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>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>22</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 