

*A charming well positioned 2 bedroomed end of Terrace cottage. Centre of Village location.
Llangeitho, Aeron Valley, West Wales*



Y Wern, Llangeitho, Tregaron, Ceredigion. SY25 6TL.

£110,000

REF: R/4514/LD

*** No onward chain - Priced to sell *** Attention 1st Time Buyers or Investment Purchasers *** Low maintenance living *** A charming and well positioned end of terrace cottage *** 2 bedroomed accommodation *** Oil fired central heating and UPVC double glazing throughout *** Re-roofed in recent years *** Enclosed rear patio area

*** Convenient and popular centre of Village location *** Close proximity to the Village Shop and Cafe, Public House and Village Hall *** Sought after rural Village in the Aeron Valley *** Looking to step on the property ladder - Then look no further *** Quaint characterful residence *** 3 miles from the popular Market Town of Tregaron *** A 20 minute drive to the Cardigan Bay Coast at Aberaeron *** Rurally positioned in the fine West Wales countryside *** Viewing recommended



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

Llangeitho is located in the upper reaches of the Aeron Valley and offers Junior School, Village Shop and Cafe, Village Hall, Public House and Places of Worship, with a small Garage and Petrol Sales at Stags Head. The popular Market Town of Tregaron lies within 3 miles, the University Town of Lampeter lies 8 miles to the South and the University Town Administrative Centre and Coastal Resort of Aberystwyth is 16 miles to the North. The property is within easy reach of the Cardigan Bay Coast at Aberaeron.

GENERAL DESCRIPTION

A charming and well positioned end of terrace cottage offering 2 bedroomed accommodation. The property offers comfortable living accommodation perfectly suiting 1st Time Buyers or Investment Purchasers. It offers low maintenance living with a rear enclosed patio area and benefits from oil fired central heating and double glazing. A centre of Village position close to the Market Towns of Tregaron, Lampeter and the Cardigan Bay Coast at Aberaeron.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC half glazed front entrance door, radiator, telephone point, staircase to the first floor accommodation.



OPEN PLAN KITCHEN/LIVING AREA

21' 0" x 10' 4" (6.40m x 3.15m).

KITCHEN

With a range of wall and floor units with sunken 1 1/2 bowl sink and drainer unit, electric cooker point, space for tumble dryer and fridge/freezer, picture window overlooking the Village Centre.



LIVING ROOM

With tiled flooring, radiator, recessed stone walled shelving, understairs storage cupboard, fully glazed UPVC door to the rear enclosed patio area.



LIVING ROOM (SECOND IMAGE)



SIDE HALLWAY

With radiator, UPVC side entrance door, tiled flooring.

BATHROOM

10' 3" x 5' 4" (3.12m x 1.63m) . With a modern suite comprising of a panelled, low level flush w.c., pedestal wash hand basin, radiator, tiled flooring,



UTILITY AREA

Housing the Worcester oil fired central heating boiler that runs all domestic systems, plumbing and space for automatic washing machine, strip lighting.



FIRST FLOOR

LANDING

Leading to

W.C.

With low level flush w.c.

**FRONT BEDROOM 1**

12' 7" x 10' 5" (3.84m x 3.17m). With radiator, wash hand basin, window to the front overlooking the centre of the Village and countryside beyond, wooden flooring.

**BEDROOM 1 (SECOND IMAGE)****REAR BEDROOM 2**

13' 3" x 7' 3" (4.04m x 2.21m). With radiator, window to the rear overlooking the enclosed patio area, wooden flooring.

**EXTERNALLY****PATIO AREA**

A rear enclosed patio area having access via the Living Room. To the front of the property lies a walled seating areas, UPVC OIL TANK with fine views over the Village Square.



SIDE ELEVATION



TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council and has the following charges.
Council Tax Band: 'B'.

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.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, newly fitted oil fired central heating, UPVC double glazing throughout, recently re-roofed, telephone subject to B.T. transfer regulations, Broadband available.

Council Tax: Band B

N/A

Parking Types: No Parking Available.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Not suitable for wheelchair users.

EPC Rating: E (51)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

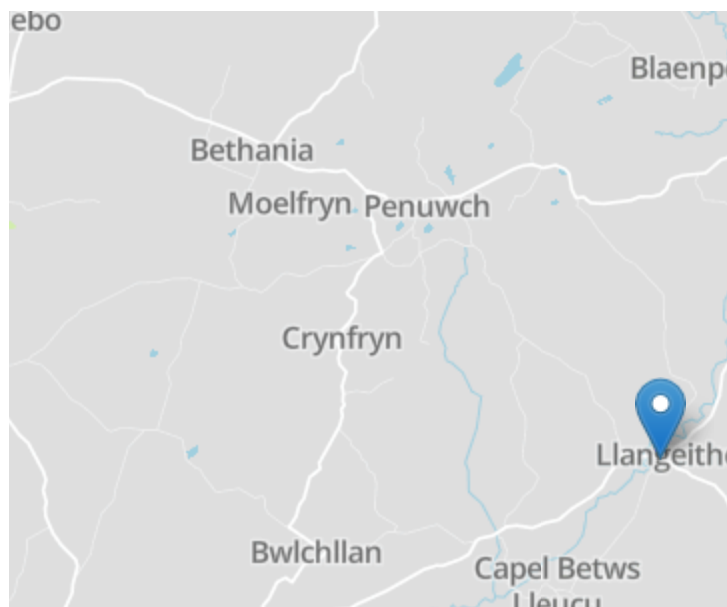
Any risk of coastal erosion? No

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 Lampeter take the A485 North through Llangybi to Llanio, turning left onto the B4578. At Llanio continue to Stags Head crossroads, turning left again at the Garage. Continue into the Village of Llangetho. The property is seen just off the Village Green on the left 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

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'.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
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 :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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