

A delightful 2/3 bedroomed cottage set in fine rural surroundings. Llangeitho, Aeron Valley, West Wales



Bluebell Cottage, Llangeitho, Tregaron, Ceredigion. SY25 6QX.

£195,000

REF: R/4672/LD

*** A charming detached country cottage *** Full of character and charm *** Set in fine rural surroundings
*** 2/3 double bedroomed accommodation *** Modern kitchen and bathroom *** Benefiting from oil fired
central heating, double glazing, telephone and Broadband

*** Low maintenance garden laid to lawn with decking area *** Parking for two vehicles

*** Peaceful and tranquil setting with just a handful of nearby Neighbours *** Nicely tucked away on the
outskirts of the rural Village of Llangeitho *** Stunning accommodation deserving early viewing - Contact us
today to view



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LOCATION

The property enjoys a fine rural location set in a Hamlet style setting of similar styled properties, approximately half a mile distance from the popular Aeron Valley Village of Llangeitho which offers Village Shop, Public House, Primary School and Places of Worship, some 4 miles distant from the Teifi Valley Market Town of Tregaron offering a wider range of shopping and schooling facilities. The property is well situated being convenient to the University Town of Lampeter, to the South, the Georgian and Harbour Town of Aberaeron, to the West, and the University Town Coastal Resort and Administrative Centre of Aberystwyth, to the North. The whole enjoys attractive views over the picturesque Aeron Valley.

GENERAL DESCRIPTION

Bluebell Cottage offers a highly appealing and sought after country home. The property boasts 2/3 double bedroomed accommodation along with a modern kitchen and bathroom. It benefits from oil fired central heating, double glazing and Broadband connectivity.

Externally it enjoys a low maintenance lawned garden area with rear decking. Also to the front lies two parking areas.

The property lies only 0.5 of a mile from the nearby Village of Llangeitho with good local facilities.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALLWAY

Accessed via a UPVC front entrance door, tiled flooring, radiator, built-in storage cupboard.



LIVING ROOM

20' 2" x 13' 8" (6.15m x 4.17m). An impressive Church style room with open vaulted ceiling, exposed stone walls, tiled flooring, stone fireplace with a cast iron multi fuel stove, timber staircase to the first floor accommodation, exposed 'A' framed beams, window to the front, side entrance door.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



LIVING ROOM (FOURTH IMAGE)



KITCHEN

11' 3" x 6' 8" (3.43m x 2.03m). With a modern range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, electric cooker point and space, extractor hood over, plumbing and space for automatic washing machine and tumble dryer, tiled flooring, radiator.



BATHROOM

5' 5" x 8' 3" (1.65m x 2.51m). A modern and stylish suite comprising of a double door vanity unit with a circular ceramic sink with mixer tap, corner shower cubicle, low level flush w.c., radiator, tiled flooring.



DINING ROOM/BEDROOM 2

15' 3" x 9' 7" (4.65m x 2.92m). Currently utilised as a Bedroom but could easily offer itself as a Dining Room, windows to the front and rear.



BEDROOM 1

15' 5" x 14' 9" (4.70m x 4.50m). With separate front entrance door, double aspect windows, radiator.



FIRST FLOOR

DRESSING ROOM/THROUGH ROOM

15' 5" x 12' 8" (4.70m x 3.86m). With Velux roof window, radiator.



BEDROOM 3

15' 5" x 9' 7" (4.70m x 2.92m). With side facing double glazed window, radiator.



EXTERNALLY

GARDEN

The property enjoys a low maintenance lawned garden area that wraps around the property. To the side lies an enclosed level area with a SMALL GARDEN SHED. To the rear lies a raised decking area and rear pathway.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



PARKING AND DRIVEWAY

Private parking is located to the front of the property with parking for two vehicles.

FRONT OF PROPERTY



SIDE ELEVATION



AGENT'S COMMENTS

A delightful sought after cottage in fine rural surroundings.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'C'.

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.

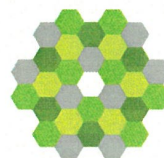
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

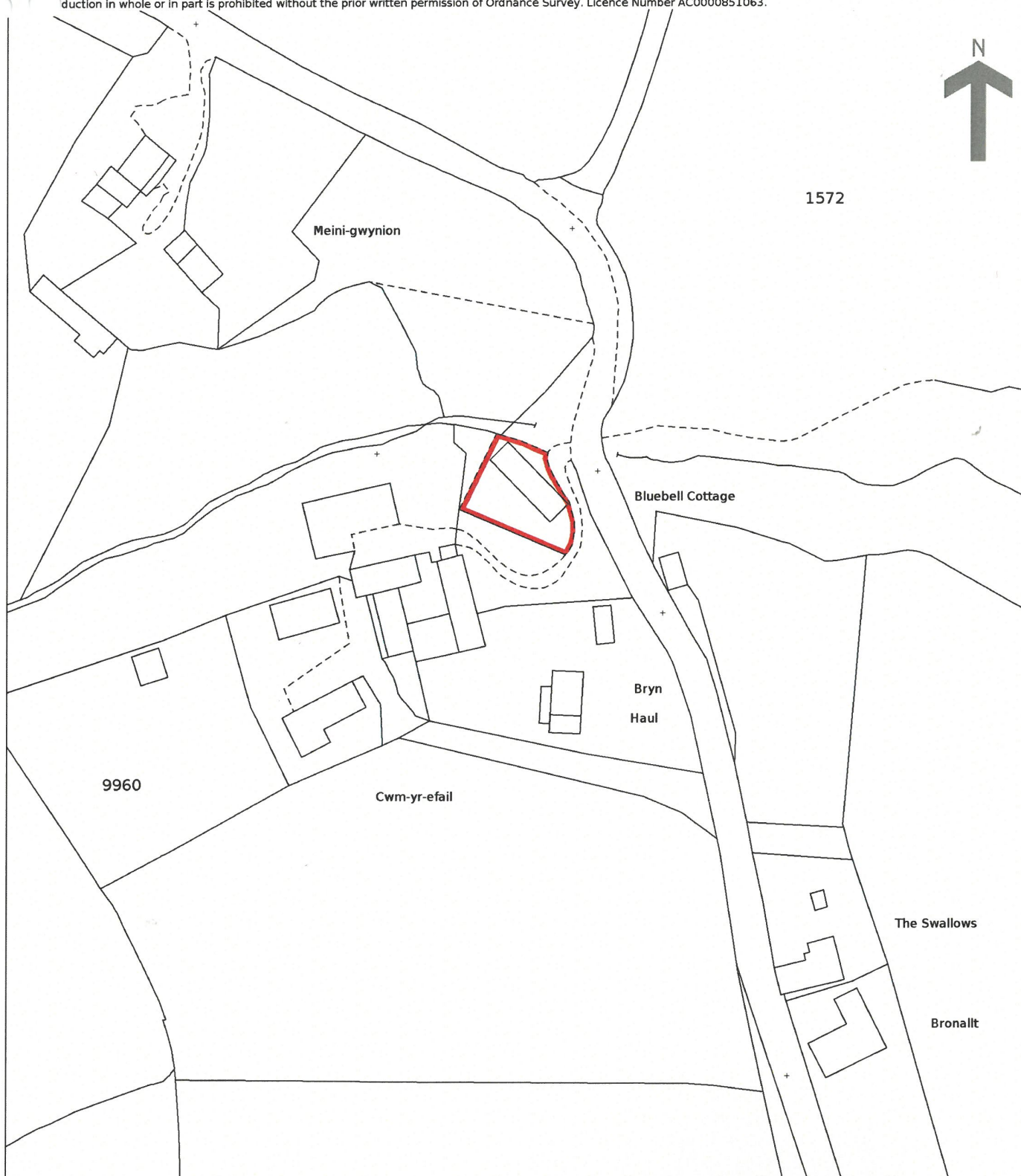
HM Land Registry

Official copy of title plan

Title number **CYM365179**
Ordnance Survey map reference **SN6160NW**
Scale **1:1250**
Administrative area **Ceredigion / Ceredigion**



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MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway. Private.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (40)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

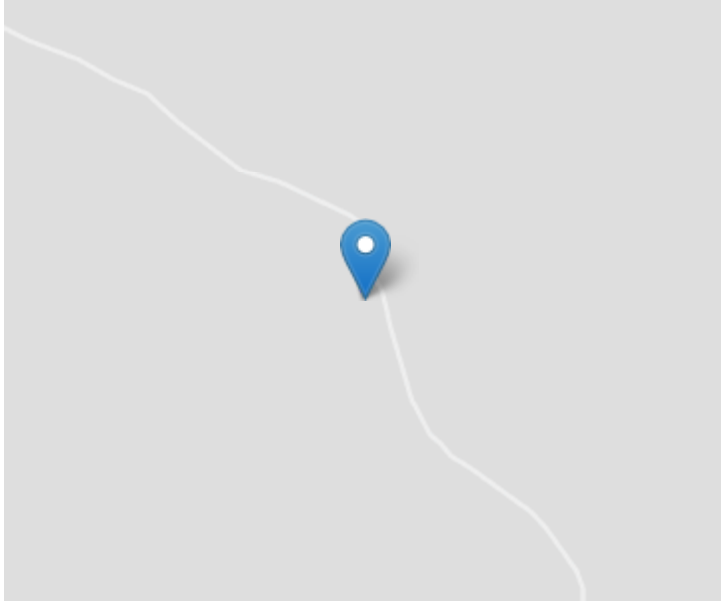
Any risk of coastal erosion? No

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


The property is best approached from the A482 Lampeter to Aberaeron roadway by turning in Felinfach towards Talsarn. After passing through the Village of Talsarn on the B4337 road turn right signposted Llangeitho. Continue along this road for approximately 5 miles. On entering the Village of Llangeitho on a right hand bend turn left by the small Bus Stop. Continue to the top of the hill and Bluebell Cottage will be located on your 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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A	40	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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 :

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