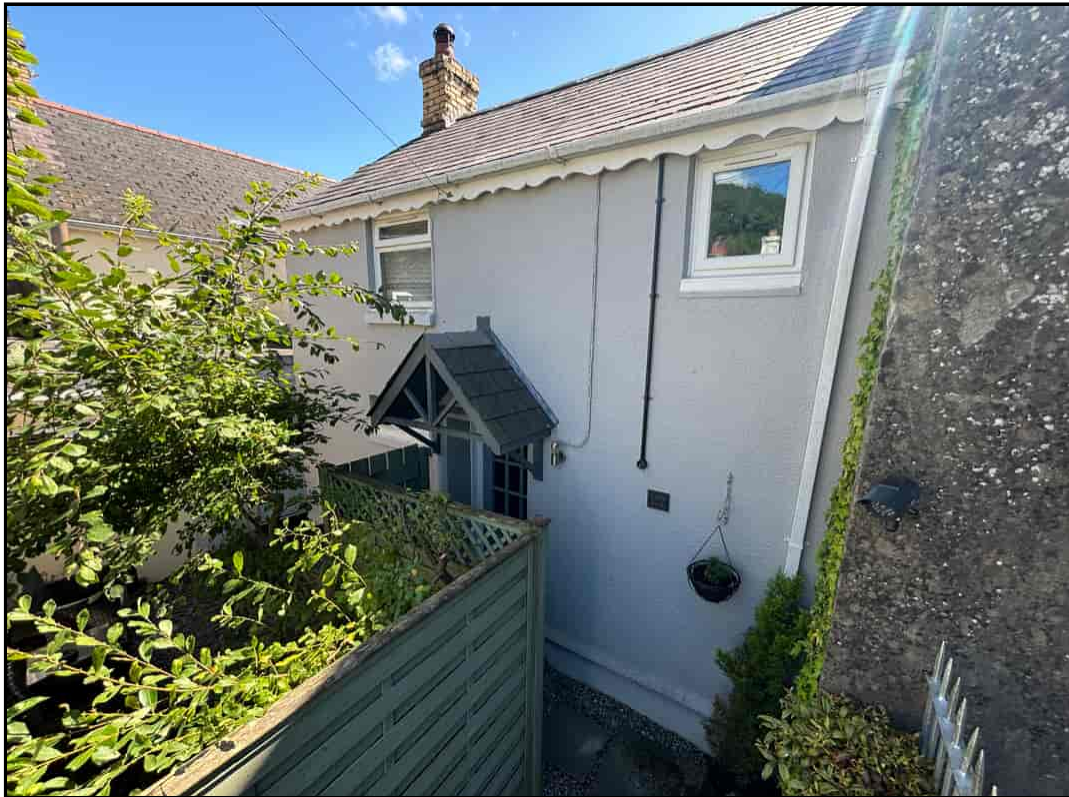


*A quaint and deceptive 2 bedroomed semi detached cottage with a delightful secret garden.
Cwrtnewydd, near Llanybydder, West Wales*



Loft Fach, Cwrtnewydd, Llanybydder, Ceredigion. SA40 9YN.

£142,500

REF: R/4279/LD

*** No onward chain *** A quaint country cottage *** Deceptive 2 bedroomed accommodation ***
Recently upgraded with privately owned solar panels, internal wall insulation and electric heating *** Modern
kitchen and bathroom *** Charming and well presented *** High insulation qualities - Low running costs
*** UPVC double glazing and multi fuel stove

*** Private and secure secret garden - Being beautifully landscaped with various flower and raised beds ***
Habitat pond and vegetable growing garden *** Summerhouse/studio *** Backing onto open country fields

*** Pleasant centre of Village location *** 6 miles from the University Town of Lampeter and 5 miles from the
Village of Llanybydder *** Viewings are highly recommended - Contact us today to view



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LOCATION

Attractively positioned within the rural Community of Cwrtnewydd, only 3 miles from the Teifi Valley Market Village of Llanybydder offering a good range of local facilities, only 2 miles from the brand new Ysgol Dyffryn Cledlyn School, some 6 miles from the University Town of Lampeter and within easy travelling distance of the Ceredigion Heritage Coastline renowned for its sandy beaches and secluded coves, to the West.

GENERAL DESCRIPTION

A delightful, private and spacious semi detached cottage enjoying a centre of Village position. Recently refurbished, benefiting from privately owned solar panels, internal wall insulation and new electric heating.

The property is deceptive and offers 2 bedroomed accommodation with a secret garden area being beautifully landscaped, secure and private. It offers a useful Summerhouse/studio and a well designed garden area with a zen garden and a habitat pond.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

LIVING ROOM

14' 4" x 16' 0" (4.37m x 4.88m). Accessed via a UPVC half glazed front entrance door, tiled fireplace with oak surround housing the multi fuel stove on a tiled hearth, T.V. point, new electric storage heater, timber staircase to the first floor accommodation with understairs cupboard.



KITCHEN

15' 7" x 8' 9" (4.75m x 2.67m). A beautiful oak effect Shaker style fitted kitchen with wall and floor cupboards, stainless steel 1 1/2 bowl sink and drainer unit with mixer tap, Beko electric cooker with extractor fan over, plumbing and space for dishwasher, space for fridge/freezer, tiled flooring, spot lighting, sliding patio doors to the utility area, new electric storage heater.



SHELTERED AREA

Offering peaceful outside space.



FIRST FLOOR

LANDING

Approached via a timber staircase from the living room, Sky light.



BEDROOM 1

13' 8" x 11' 10" (4.17m x 3.61m). With new electric storage heater, built-in wardrobes, TV. point.



BATHROOM

A modern fitted suite comprising of a pea shaped panelled bath with central chrome taps and Mira electric shower over, pedestal wash hand basin, low level flush w.c., tiled flooring, extractor fan, spot lighting, chrome heated towel rail.



BEDROOM 2

15' 0" x 9' 0" (4.57m x 2.74m). With new electric storage heater, window overlooking the rear. PLEASE NOTE there is the possibility of separating into two bedrooms.





EXTERNALLY

SECRET GARDEN

Located to the rear of the property accessed via a concrete pathway leading from the rear entrance door. The garden has been beautifully designed and created by the current Owner to offer peace and tranquility.

A secret habitat garden, with a small wildlife pond surrounded by Acers and Hydrangeas. An established Conifer, Elder Tree, Gelder Rose, and Cornus Shrubs.





VEGETABLE GROWING GARDEN

The garden is a habitat for local wildlife with newts, frogs, slow worms, hedgehogs etc and it is a wonderful place for visiting birds that use the trees for shelter. The garden has a few raised beds for growing vegetables and fruit trees. The garden is very private and not overlooked.

SUMMERHOUSE/STUDIO



Offering perfect outdoor space or for home working.



GARDEN SHED

6' 0" x 4' 0" (1.83m x 1.22m).

AGENT'S COMMENTS

A quaint and deceptive 2 bedroomed semi detached cottage with a delightful secret garden.

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. Council Tax Band for the property - '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, new electric storage heating, privately owned solar panels, internal wall insulation, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Ground Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



Total area: approx. 69.6 sq. metres (749.3 sq. feet)

For illustration purposes only, floor-plan not to scale and measurements are approximate.
Plan produced using PlanUp.

Loft Fach , Cwrtnewydd, Llanybydder

Directions


From Lampeter take the A475 road through the Village of Llanwnnen and to Drefach. Turn right signposted Cwrtnewydd. Continue to the Village of Cwrtnewydd and down the hill. Turn left after the bridge. The gate to Loft Fach is on your left hand side before the Chapel, 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 |
|--|----------|-----------|---|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | 77 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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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