

Fantastic views. A delightful cottage set in a delightful Village setting. Ystrad Meurig, West Wales



2 Rose Cottages, Ffair Rhos, Ystrad Meurig, Ceredigion. SY25 6BW.

£195,000

REF: R/3797/LD

*** No onward chain *** Fantastic panoramic views over the upper reaches of the Teifi Valley *** A delightful cottage style residence offering spacious 2 double bedroomed accommodation *** Double glazing, oil fired central heating and good Broadband connectivity

*** Delightful formal gardens with a range of shrubbery, plants and small pond *** Patio area *** Off street gravelled parking area

*** Semi rural position in the welcoming Village of Ffair Rhos - Enjoying its own Public House *** Sought after location *** Contact us today to view



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LOCATION

Popular semi rural location at the foothills of the Cambrian Mountains in the rural Community of Ffair Rhos, some 1 mile distant from the Village of Pontrhydfendigaid with Primary School, Shop, Public House and Places of Worship, and within easy travelling distance to the larger Towns of Lampeter, to the South, and Aberystwyth, to the West. Ffair Rhos enjoys the benefit of a thriving Public House.

GENERAL DESCRIPTION

Here we have on offer a delightful cottage enjoying far reaching fantastic views over the renowned Teifi Valley. The property benefits from 2 double bedroomed accommodation and ample ground floor living accommodation with a large Kitchen/Diner, Living Room and Utility.

Externally it offers a formal garden area with a side patio and off street parking. It benefits from oil fired central heating, double glazing and good Broadband connectivity.

Currently the property consists of the following.

THE ACCOMMODATION

RECEPTION HALL

With UPVC entrance door, radiator, quarry tiled flooring.

KITCHEN

14' 7" x 15' 0" (4.45m x 4.57m). A modern fitted Kitchen with a range of wall and floor units, sink and drainer unit, integrated double oven, plumbing and space for dishwasher, space for under counter fridge/freezer, oil fired stove (not connected), radiator.



KITCHEN (SECOND IMAGE)



UTILITY ROOM

9' 9" x 7' 8" (2.97m x 2.34m). With side entrance UPVC door, fitted floor cupboards, housing the Worcester oil fired central heating boiler, plumbing and space for automatic washing machine, tiled flooring.



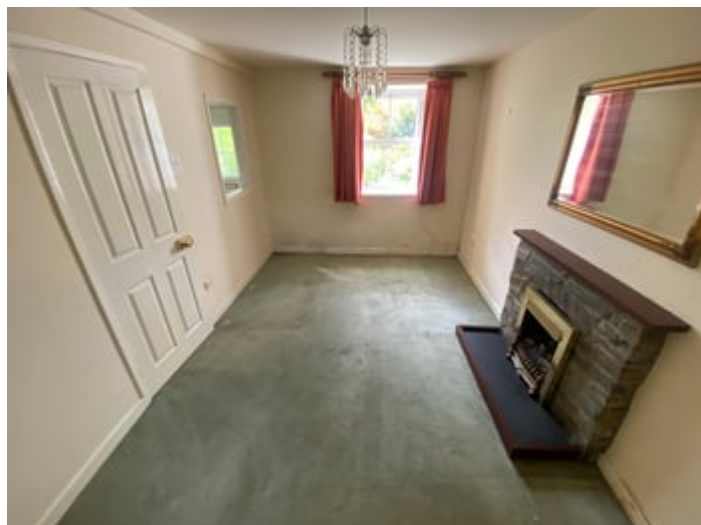
W.C.

With low level flush w.c., wash hand basin.



LIVING ROOM

14' 9" x 8' 9" (4.50m x 2.67m). With stone open fireplace, radiator, double aspect windows.



LIVING ROOM (SECOND IMAGE)



FIRST FLOOR

LANDING

With access to the loft space, radiator, large airing cupboard with radiator and shelving.

BEDROOM 1

15' 2" x 8' 3" (4.62m x 2.51m). With radiator, fantastic views over the Teifi Valley.



BATHROOM

Having a fully tiled suite with a panelled bath with shower attachment over, low level flush w.c., pedestal wash hand basin, heated towel rail.



BEDROOM 2

15' 1" x 8' 2" (4.60m x 2.49m). With radiator, fantastic views over the renowned Teifi Valley.

EXTERNALLY

GARDEN

The property boasts a well stocked formal garden area to the front with an abundance of ornamental trees, shrubbery, a small pond and a gravelled and paved patio area.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



PATIO AREA

To the side of the property is gated access to a side patio garden and a path leads to the oil tank.



PARKING AND DRIVEWAY

A gravelled parking area for two vehicles.



VIEW FROM PROPERTY



AGENT'S COMMENTS

A delightful cottage in a sought after position.

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 - To be confirmed.

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, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

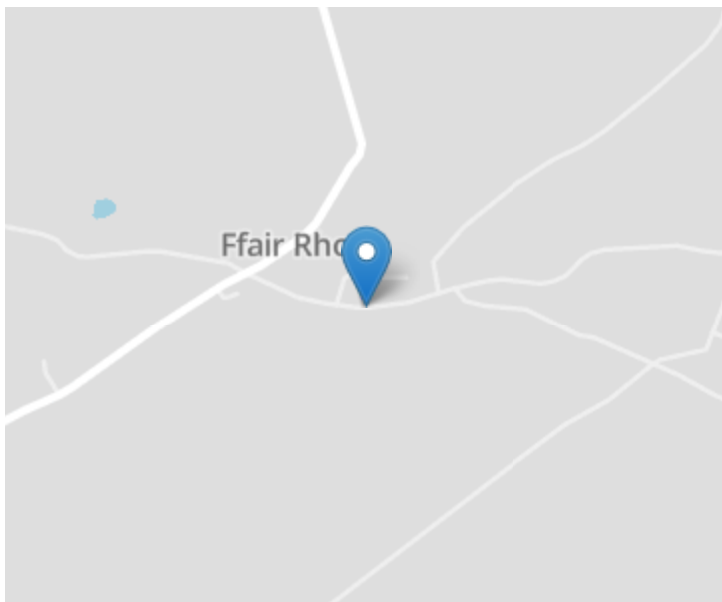
Directions


From Lampeter take the A485 road North towards Tregaron. In Tregaron on the first square continue straight ahead onto the B4343 Pontrhydfendigaid road. Continue into the Village of Pontrhydfendigaid. On leaving the Village turn right and continue for approximately 1 mile to Ffair Rhos, bearing right in front of the Public House. Proceed for approximately 500 metres and the property can be found 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'.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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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