

*A delightful and charming 2 bedroomed semi detached cottage situated within a popular and sought after rural Village. Cwrtnewydd, near Lampeter/Llanybydder, West Wales*



**1 Langro, Cwrtnewydd, Llanybydder, Ceredigion. SA40 9YH.**

**£145,000**

**REF: R/5106/LD**

\*\*\* A charming and full of character traditional stone double fronted semi detached cottage \*\*\* Modernised yet traditional 2 bedroomed accommodation \*\*\* Oil fired central heating, UPVC double glazing and good Broadband connectivity available \*\*\* Well presented throughout - Ready to move into

\*\*\* Low maintenance courtyard garden \*\*\* Adjoining stone and slate store shed \*\*\* Off street parking for one vehicle to the front

\*\*\* Perfectly suiting 1st Time Buyers \*\*\* Enjoying a popular centre of Village position within Cwrtnewydd, near Lampeter/Llanybydder \*\*\* 6 miles from the University Town of Lampeter and a short drive to the Cardigan Bay Coast \*\*\* Viewing essential - Contact us today



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**CARMARTHEN**  
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## LOCATION

Conveniently positioned with the rural Village Community of Cwrtnewydd, 3 miles from the Teifi Valley Market Town of Llanbydder offering a range of local facilities including Convenience Stores, Pharmacist and Public Houses, only 2 miles from the recently constructed Ysgol Dyffryn Cledyn School, 6 miles from the University Town of Lampeter and within easy travelling distance to the Ceredigion Heritage Coastline renowned for its sandy Beaches and secluded coves.

## GENERAL DESCRIPTION

The property offers a traditional double fronted cottage enjoying 2 double bedroomed accommodation and benefiting from oil fired central heating and double glazing. It enjoys a popular centre of Village position and is within close proximity to the Market Towns of Lampeter and Llanbydder and the Coastal Resort of New Quay.

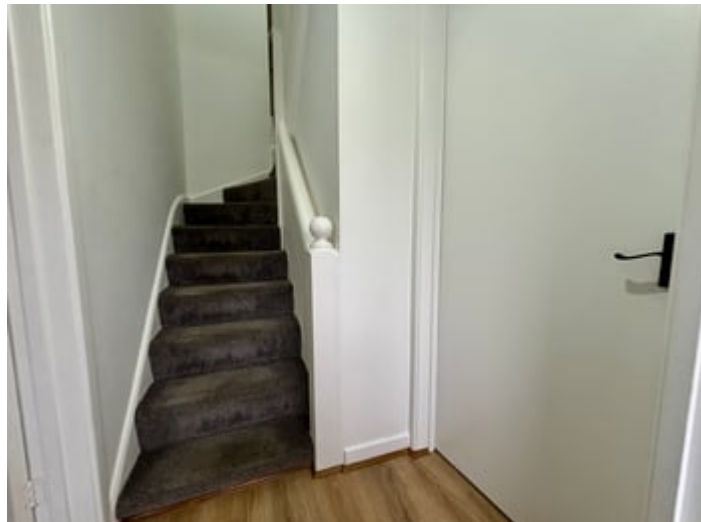
In all a desirable property, being low maintenance with a rear courtyard garden, an adjoining stone and slate store shed and parking for one vehicle to the front.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL

Accessed via a solid front entrance door, staircase to the first floor accommodation, laminate flooring.



## SITTING ROOM/DINING ROOM

13' 6" x 7' 1" (4.11m x 2.16m). With radiator, laminate flooring.



## LIVING ROOM

13' 8" x 10' 0" (4.17m x 3.05m). With an open fireplace, original glazed cabinet and understairs storage cupboard, laminate flooring.



## LIVING ROOM (SECOND IMAGE)

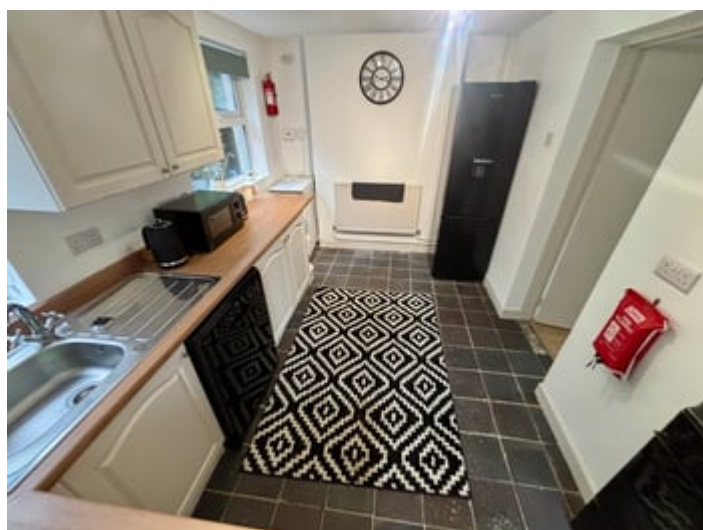


## KITCHEN

12' 5" x 7' 9" (3.78m x 2.36m). A cottage style fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space with extractor hood over, plumbing and space for automatic washing machine, Worcester oil fired central heating boiler, rear entrance door to the courtyard.



## KITCHEN (SECOND IMAGE)



## FIRST FLOOR

### FRONT LANDING

With access to the loft space.



### BEDROOM 1

13' 7" x 11' 6" (4.14m x 3.51m). Being 'L' shaped, with radiator.



### BEDROOM 1 (SECOND IMAGE)



## BEDROOM 2

14' 10" x 7' 8" (4.52m x 2.34m). With radiator.



## REAR LANDING

Leading to

## BATHROOM

11' 5" x 7' 8" (3.48m x 2.34m). Having a 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, two door airing cupboard housing the hot water cylinder and immersion, radiator, extractor fan.



## EXTERNALLY

### COURTYARD GARDEN

To the front of the property lies a railed forecourt and to the rear a small courtyard area.



### ADJOINING STONE AND SLATE STORE SHED



### PARKING

Off street parking to the front for one vehicle.

### AGENT'S COMMENTS

A traditional full of character semi detached cottage in a popular rural Village location.

### TENURE AND POSSESSION

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

### COUNCIL TAX

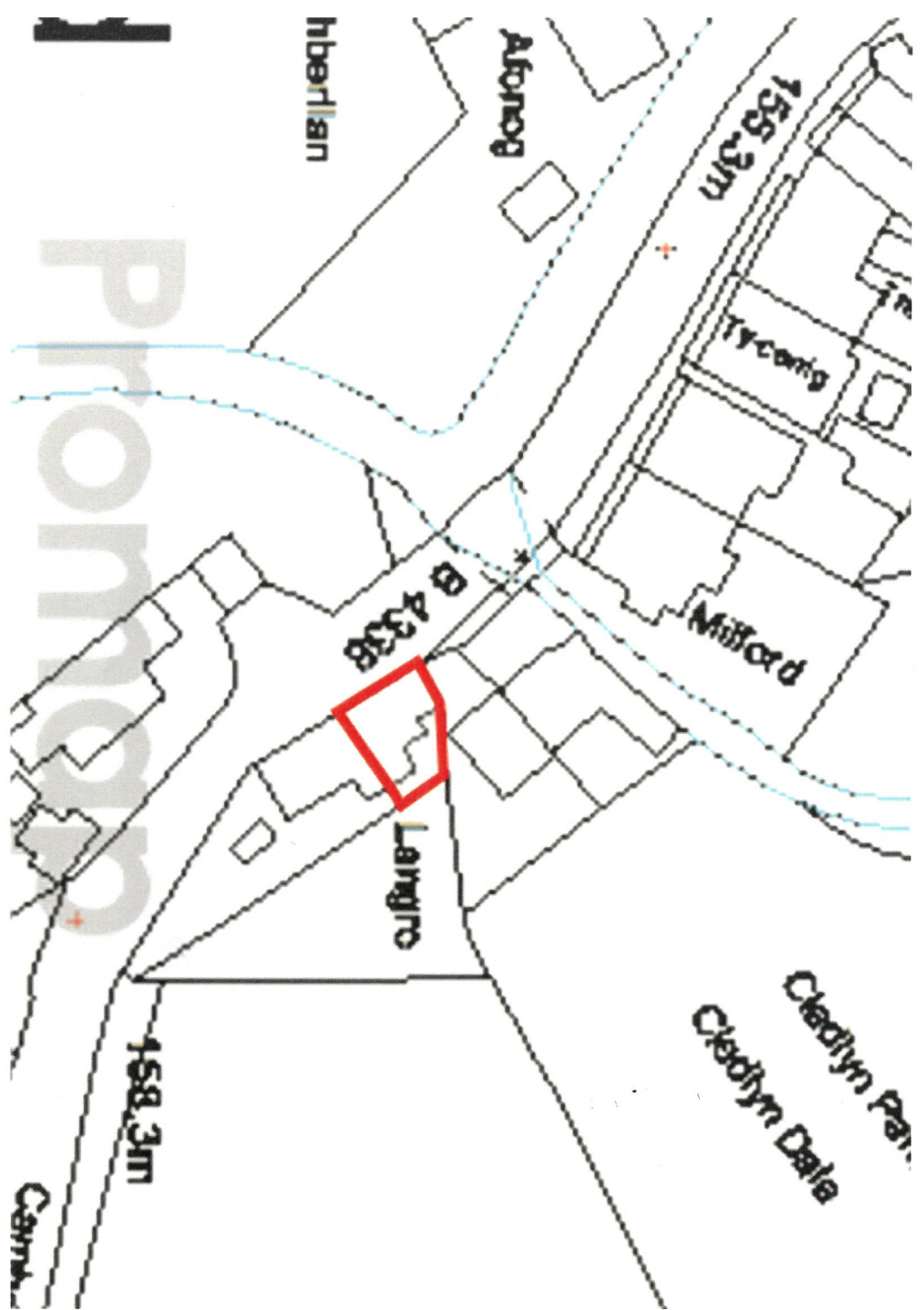
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'B'.

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



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Promote

**Council Tax:** Band B

N/A

**Parking Types:** Off Street.

**Heating Sources:** Double Glazing. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (44)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

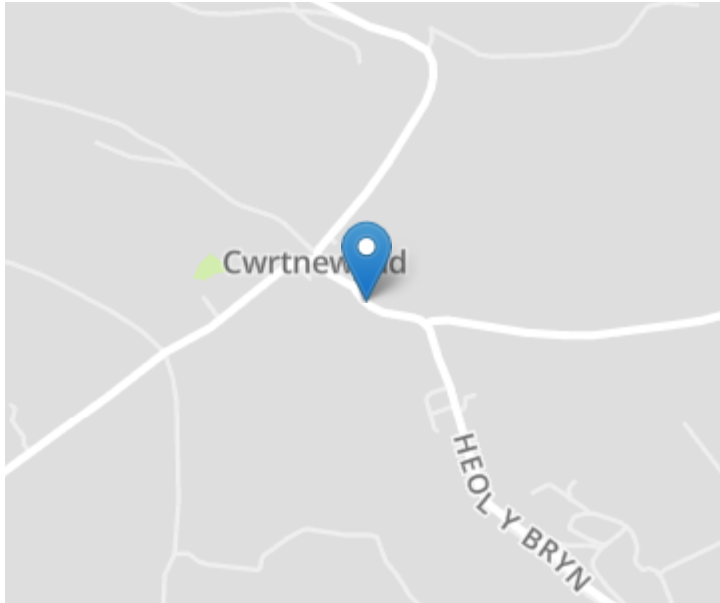
**Any risk of coastal erosion?** No

**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 A475 road to Drefach. Turn right at the roundabout signposted Cwrtnewydd. Continue into the Village, down the hill, and 1 Langro will be located thereafter on the right 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

For further information or to arrange a viewing on this property please contact :

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