

*A charming and recently refurbished Grade II Listed 3 bedroomed semi detached cottage set in generous grounds. Cellan, near Lampeter, West Wales*



**Pontfaen Cottage, Cellan, Lampeter, Ceredigion. SA48 8HX.**

**£299,950**

**REF: R/4579/LD**

\*\*\* No onward chain \*\*\* A charming and recently refurbished semi detached country cottage \*\*\* Grade II Listed \*\*\* 3 bedroomed accommodation \*\*\* Brand new modern kitchen and bathroom suite \*\*\* Recently re-roofed, upgraded plumbing and electrics \*\*\* Newly decorated throughout \*\*\* Oil fired central heating and good Broadband connectivity

\*\*\* Recently landscaped walled front garden laid to level lawned areas \*\*\* Extensive yard/parking area \*\*\* Delightful riverside location \*\*\* Useful stone and slate store shed

\*\*\* A most delightful country cottage set in a stunning rural location \*\*\* Courtyard location with neighbours in close proximity \*\*\* Contact us today to view



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## LOCATION

Located in the heart of the unspoilt Teifi Valley just 3 miles from the University Town of Lampeter, set back off the B4343 Cellan to Llanfair Clydogau road, within easy reach of the strategic Market Towns of Lampeter, Llandovery, Llandeilo and Tregaron, all within 20 miles, 12 miles inland from the Cardigan Bay Coast at Aberaeron and within easy commuting distance to the University Town Coastal Resort and Administrative Centre of Aberystwyth and the County Town and Administrative Centre of Carmarthen.

## GENERAL DESCRIPTION

A delightful 3 bedroomed semi detached country cottage offering new kitchen and bathroom suites. It benefits from oil fired central heating and good Broadband connectivity.

A generous plot with a low stone walled garden with level lawned areas, gravelled driveway and a further tree lined yard with further parking area or potential to place a garden shed, etc. it also enjoys a delightful riverside location.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL

With original half glazed front entrance door, stripped wooden flooring, radiator, original staircase to the first floor accommodation.



## LIVING ROOM

14' 5" x 9' 7" (4.39m x 2.92m). With a cast iron open fireplace with slate hearth, stripped wooden flooring.





## SITTING ROOM/DINING ROOM

15' 7" x 14' 9" (4.75m x 4.50m). With brick open fireplace, two radiators, original beams, understairs storage cupboard, separate pantry cupboard.



## KITCHEN

15' 2" x 6' 0" (4.62m x 1.83m). Eat in kitchen with Shaker style fitted range of wall and floor units with work surfaces over, stainless steel sink and drainer unit with mixer tap, 4 ring electric hob, electric Miele oven, integrated dishwasher, fridge freezer, radiator, spot lighting.



## INNER HALLWAY

Leading to

## UTILITY ROOM

With plumbing and space for automatic washing machine.



## BOILER ROOM

With Grant oil fired central heating boiler.

## BATHROOM

8' 3" x 5' 6" (2.51m x 1.68m). Newly fitted antique style suite comprising of panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



## FIRST FLOOR

### LANDING

With access to the loft space, door through to large undereaves storage cupboard being boarded and with lighting.



### UNDEREAVES STORAGE



### BEDROOM 1

15' 8" x 14' 2" (4.78m x 4.32m). With two windows to the front, two radiators, walk-in wardrobe.



### BEDROOM 3

7' 3" x 5' 3" (2.21m x 1.60m). With radiator.



### BEDROOM 2

14' 3" x 9' 7" (4.34m x 2.92m). With radiator, cast iron open fireplace.



## EXTERNALLY

### STONE AND SLATE STORE

Housing the oil tank.





## GARDEN

The property enjoys recently levelled stone walled garden with level lawned areas. To the front of the property lies a gravelled pathway leading onto the driveway which leads onto the yard area.



## GARDEN (SECOND IMAGE)



## GARDEN (THIRD IMAGE)



## YARD

An off lying yard/gravelled area that offers itself nicely for additional parking area or somewhere possible to site a garden shed, etc.

## RIVERSIDE LOCATION

The property enjoys a delightful riverside location and provides the most perfect rural setting.

## PARKING AND DRIVEWAY

Ample parking and turning space within the curtilage of the garden and also the yard.

## FRONT OF PROPERTY



## AGENT'S COMMENTS

A most delightful country cottage being nicely refurbished.

## 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 - 'D'.

## 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.

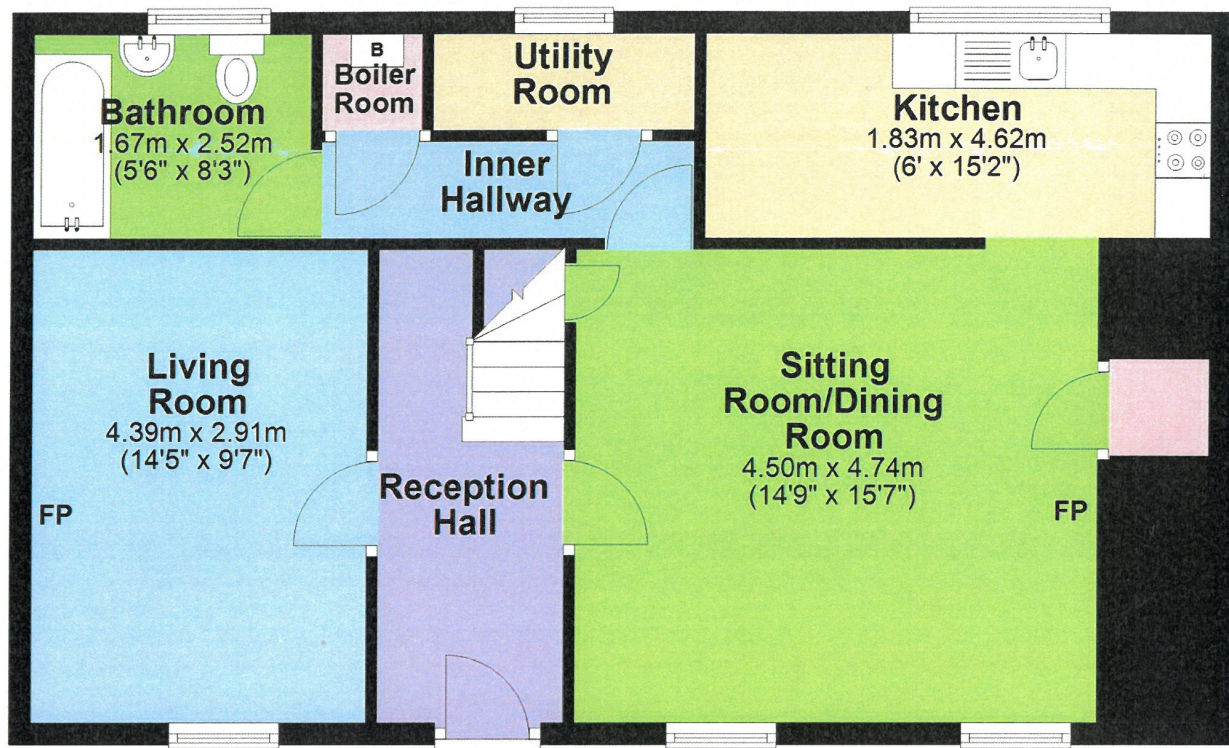
## **Services**

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

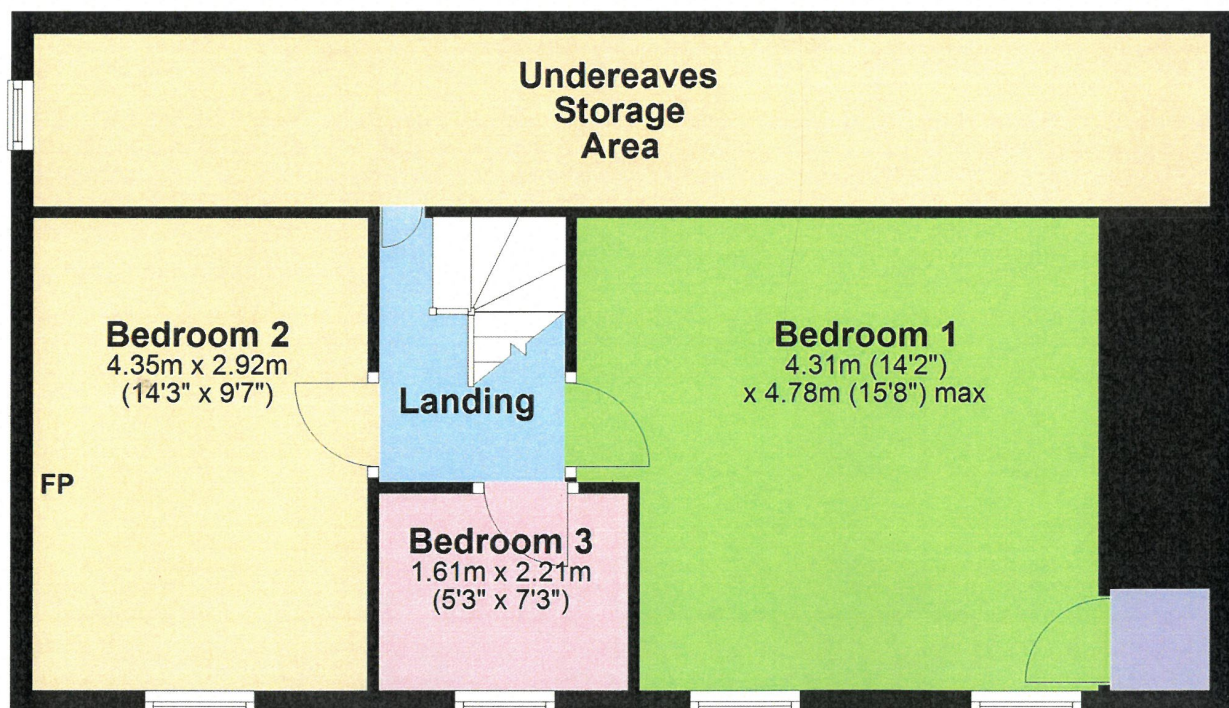




## Ground Floor



## First Floor



**Total area: approx. 130.7 sq. metres (1406.9 sq. feet)**

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

**Pontfaen Cottage , Cellan, Lampeter**



## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (61)

**Has the property been flooded in last 5 years?**

No

**Flooding Sources:**

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

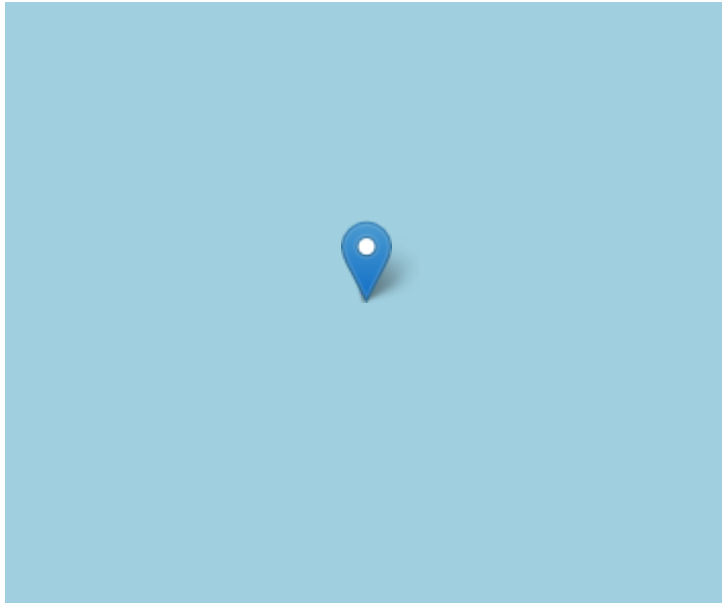
**Any risk of coastal erosion?** No

**Is the property listed?** Yes

**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 B4343 via Cwmann towards Cellan. Proceed past the former Fishers Arms Public House and through the Village of Cellan. Continue to the upper part of Cellan. Continue along the B4343 out of the Village towards Llanfair Clydogau. Take the second entrance on the left hand side after approximately 250 metres. Continue down the drive and Pontfaen Cottage will be located in front of you, 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](http://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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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