

*A delightful and refurbished 2 bedroomed village cottage with modern and traditional character in the rural village of Llanddewi Brefi.*



Tanyrorfa, Llanddewi Brefi, Tregaron, Ceredigion. SY25 6RS.

**£199,950 Guide Price**

**REF: R/5055/LD**

\*\*\* Must see property \*\*\* Ready to move in \*\*\* Full of traditional character and modern comforts \*\*\* Deceptive 2 bedroomed accommodation \*\*\*

\*\*\* Perfect for first time buyers or as a retirement property \*\*\*

\*\*\* Flagstone flooring \*\*\* Multi fuel stove \*\*\* Exposed beams \*\*\* Modern kitchen \*\*\* 2 Double bedrooms \*\*\* Private patio area \*\*\* Off Street Parking \*\*\* Open Plan living dining area \*\*\* Garden Room - Perfect for summer evenings \*\*\* Easy to maintain \*\*\* LPG Central Heating \*\*\* Double Glazing \*\*\* Fibre Optic broadband available \*\*\* EV Charging Station \*\*\*

\*\*\*Centre of Village location \*\*\* Easy commuting to a wide range of local amenities \*\*\*



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## Location

Llanddewi Brefi is a historic Village having a while long connection with St David located in the heart of the Teifi Valley at the foothills of the Cambrian Mountains. The Village offers a thriving Community, Public House and Places of Worship. The Market Town of Tregaron offering a wider range of facilities lies within 3 miles and the University Town of Lampeter lies 8 miles, to the South, and the University Town Coastal Resort and Administrative Centre of Aberystwyth, to the North, being a 30 minute drive.

## General Description

An impressive and homely 2 bedroomed village cottage. Ready to move in with all aspects of the property finished to the highest of standards. Beautifully presented full of traditional and characterful features with modern comforts. The property enjoys valuable off street parking and a low maintenance patio area to the rear. LPG central heating, double glazing and fibre optic broadband connectivity.

## Open Plan Living/ Dining Room

19' 1" x 14' 9" (5.82m x 4.50m) With a hand made oak Timber stable door providing access from the front of the property to a large open plan living area. Divided into a living area with part flagstone flooring and Kardean timber flooring, brick fireplace housing a multifuel stove with a timber surround. Exposed beams. Timber and glass staircase leading to the first floor. One electric radiator and One LPG radiator.



## Kitchen

21' 6" x 8' 5" (6.55m x 2.57m) A modern kitchen, wall and floor units with a oak worktops over and an oak worktop breakfast bar. A double eye level oven with 4 ring ceramic hob. One and half stainless steel sink and drainer unit, plumbing and space for an automatic dish washer. Kardean Timber flooring, exposed beams and Velux Windows. Rear UPVC full glass rear door leading the patio area to the rear of the property. One electric radiator and one LPG high standing radiator.



## Utility/Boot Room

With plumbing and space for an automatic washing machine. Plumbing available for W.C.

## Rear Porch

With access to the side of the property leading to the parking area with access via a UPVC full glass entrance door.



## Cloakroom

With a Low Level Flush W.C and a corner wash hand basin



## First Floor

## Landing

Approached by a timber and glass staircase. Exposed beams and electric radiator.



## Family Bathroom

6' 4" x 5' 8" (1.93m x 1.73m) A three piece suite with a corner shower cubicle, low level flush W.C., floating wash hand basin. Oak shelving and wood panelling. Storage cupboard housing the LPG boiler. Vinyl floor and a heated towel rail. Exposed beams.



## Bedroom 1

12' 9" x 10' 2" (3.89m x 3.10m) With a built in cupboard and exposed beams. Radiator.



## Bedroom 2



11' 5" x 8' 4" (3.48m x 2.54m) With a built in cupboard and exposed beams. Radiator.

## Garden

The property enjoys an enclosed, low maintenance garden area laid to patio. Leading to a covered decking access providing access to a storage shed being 10' 6" x 4' 0" (3.20m x 1.22m) and a storage area to the side.



### Garden Room



13' 3" x 10' 7" (4.04m x 3.23m) Timber construction which is fully insulated with double glazing. Electric and lighting. Awning to front. Timber flooring.

### Parking and Driveway

The property enjoys having off street parking with parking to the side of the property. EV Charging Unit.



### 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 - 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

The property benefits from mains water, mains electricity, mains drainage. LPG Central heating. Fibre Optic Broadband Connectivity.

## MATERIAL INFORMATION

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**Council Tax:** Band B

N/A

**Parking Types:** EV Charging, Off Street.

**Heating Sources:** Double Glazing, Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**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 A485 north towards Tregaron turning after approximately 6 miles after passing through Llanio, right over the bridge towards Llanddewi Brefi. Proceed to the 'T' junction on the outskirts of the village proceeding into the village and taking the B4343 road out of the village and the property will be found on the right hand side.

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 our properties are also available to view 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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For further information or to arrange a viewing on this property please contact :

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