

*A charming 2 Bed Traditional Cottage set in large garden and grounds. Horeb Near Llandysul.*



Penparc, Horeb, Llandysul, Ceredigion. SA44 4JJ.

£235,000

Ref R/3859/ID

**\*\*Charming 2/3 Bed Character Cottage\*\***Set in commodious gardens and grounds\*\*Recently renovated including new kitchen, new bathroom, new heating system\*\*Lovely views over open countryside to the rear\*\*Private Parking and Single Garage\*\*Close to Llandysul town amenities\*\*Recently refurbished and modernized\*\*

The property comprises of a dining room/ (3rd Bedroom), Sitting Room, Rear Kitchen/Breakfast Room. First Floor - 2 Double Bedrooms and a Bathroom.

The property is located in the semi rural village of Horeb being only a mile away from the popular town of Llandysul with its comprehensive range of shopping and schooling facilities. The Cardigan Bay coastline with its several popular sandy beaches are within a ¼ of an hours drive and within ½ an hours travelling distance to the town of Carmarthen and the link road to the M4 motorway.



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## GROUND FLOOR

### Dining Room (Potential 3rd bedroom)

17' 2" x 10' 0" (5.23m x 3.05m) via half glazed uPVC door, 3 double glazed windows to front, exposed ceiling beams, open fireplace with exposed stone surround and laminate flooring.



### Sitting Room

12' 7" x 18' 9" (3.84m x 5.71m) a spacious lounge with half glazed uPVC door to front, 2 double glazed windows to front, open fireplace with stone surround and stone hearth, central heating radiator, exposed beams, stairs to first floor.



### Modern Kitchen/Breakfast Room

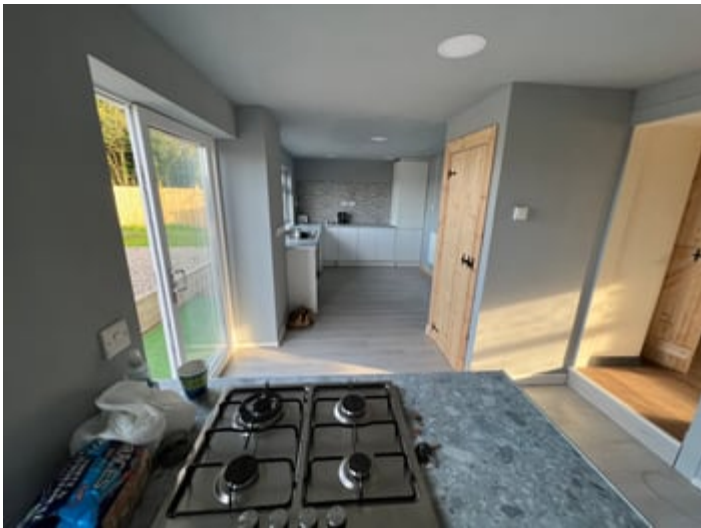
24' 5" x 9' 3" (7.44m x 2.82m) a modern white kitchen comprising of fitted base and wall cupboard units with formica working surfaces above, 2 x eye level electric oven and grill, sliding door to rear patio with views over open countryside. Laminate flooring, central heating radiator. Cupboard housing the electric boiler.



## FIRST FLOOR

### Modern Shower Room

6' 7" x 6' 4" (2.01m x 1.93m) a modern white suite comprising of a P shaped panelled bath with main shower above, Grey vanity unit with inset wash hand basin, low level flush w.c. laminate flooring, central heating radiator.



### L Shaped Bedroom 1

19' 5" x 13' 1" (5.92m x 3.99m) double glazed window to front and rear with country views, central heating radiator.





## Bedroom 2

9' 6" x 12' 6" (2.90m x 3.81m) double glazed window to front and rear, central heating radiator. Exposed beams.



## EXTERNALLY

### The Grounds

The large attraction of this property is its spacious gardens and grounds being south facing and providing large lawned area. Raised patio area laid to chippings.





### Single Garage

Of concrete sectional construction with up and over door, also side door.

### To the Front

To the front is a parking space for 1 car on front forecourt.

### Services

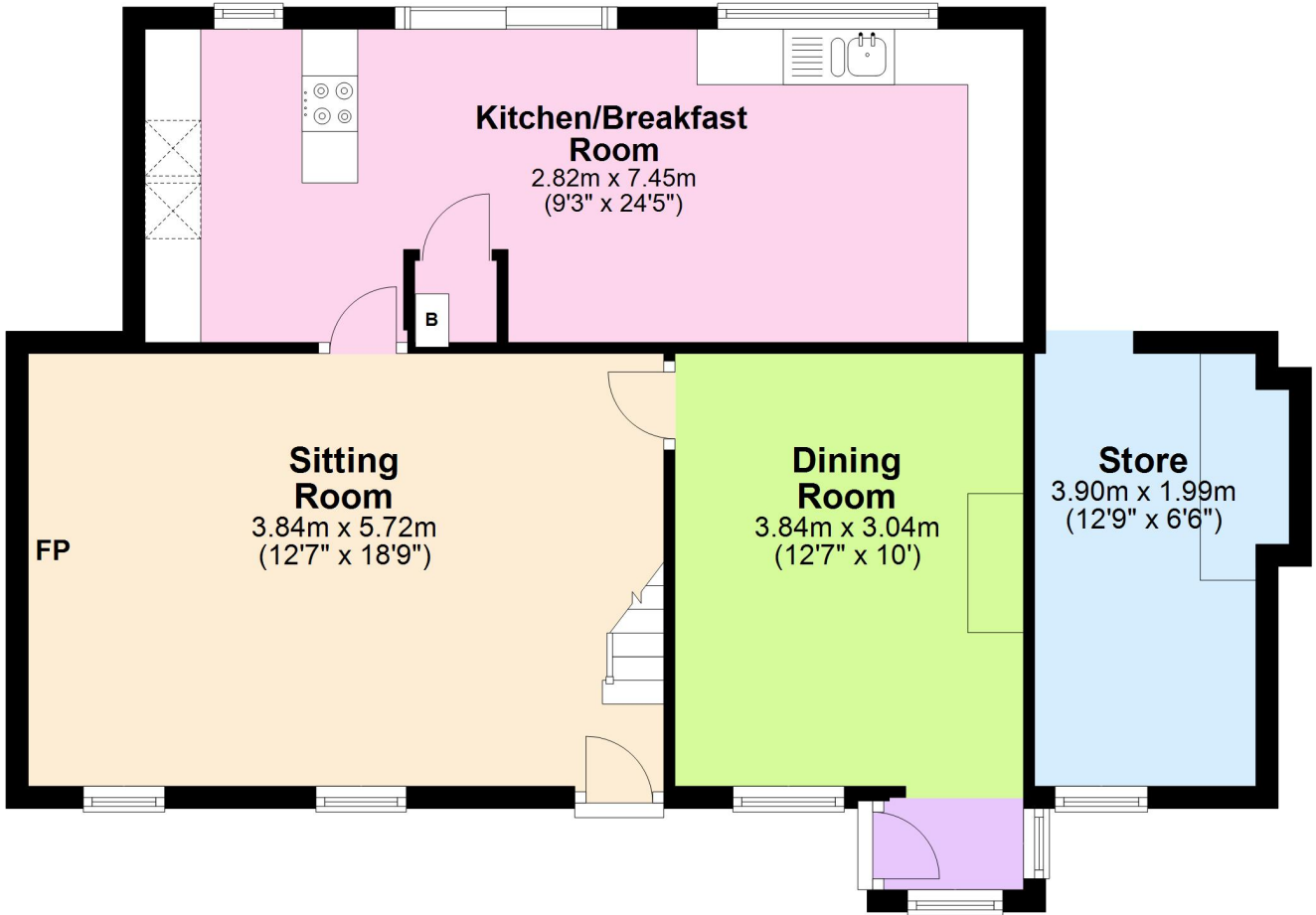
We are advised that the property benefits from Mains Water and Electricity and Drainage Electric central heating system.

Tenure : Freehold.

Council Tax Band : D (Ceredigion County Council).

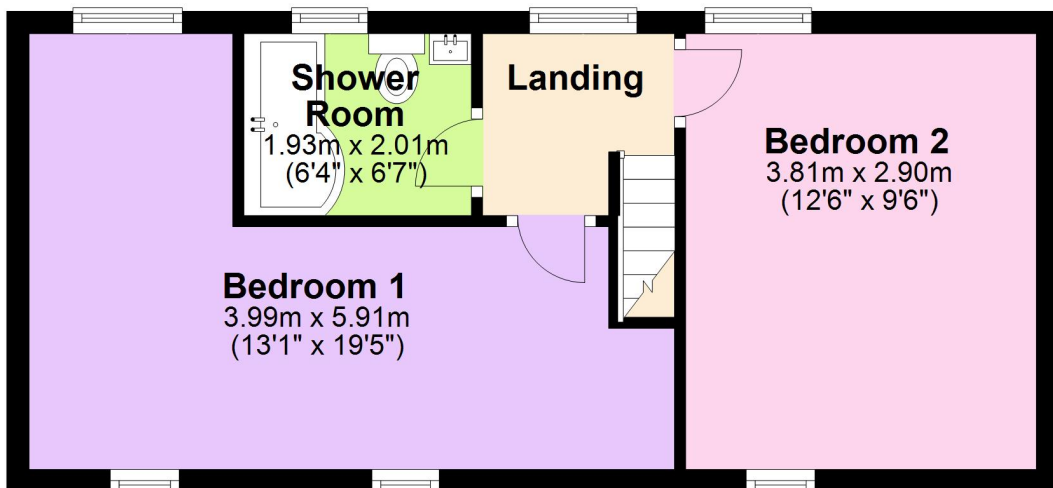
## Ground Floor

Approx. 66.6 sq. metres (717.4 sq. feet)



## First Floor

Approx. 35.3 sq. metres (379.6 sq. feet)



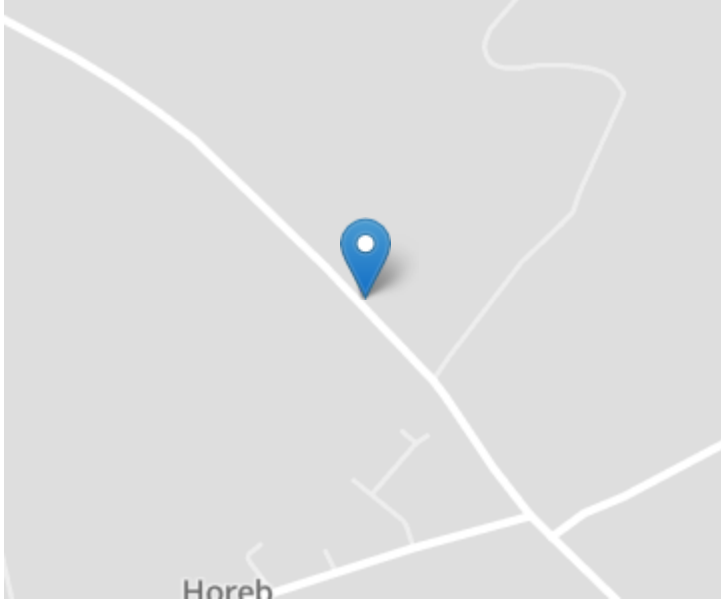
Total area: approx. 101.9 sq. metres (1097.0 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.


**Penparc , Horeb, Llandysul**

### Directions

Travelling North out of Llandysul along the A486 proceed into Horeb. At the village centre and crossroads continue for approximately 200 yards and the property is located on the right hand side as identified by the Agents for sale board.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</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 beautiful property, contact us:

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