

A quaint and well positioned end of terrace cottage with garage and off street parking. Near Lampeter/Aberaeron, West Wales



New Inn Cottage, Felinfach, Lampeter, Ceredigion. SA48 8BD.

£135,000

REF: R/4190/LD

*** No onward chain *** A quaint yet improvable end of terrace country cottage *** Currently 1 bedroomed accommodation *** Bespoke pine fitted kitchen *** Biomass boiler running all domestic systems within the property *** Double fronted traditional stone cottage full of original character, charm and features - Such as quarry tiled flooring, original beams, etc

*** Useful garage/workshop with lean-to *** Mature garden area in need of improvement *** Off street parking area *** Lean-to outhouse offering potential extension (subject to consent) *** Mobile home

*** Convenient position just on the outskirts of the popular Village Community of Felinfach with an excellent range of local facilities *** En-route to Aberystwyth, Lampeter and Aberaeron *** A property worthy of early viewing - Contact us today to view *** A property with great potential



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LOCATION

Conveniently located set back off the B4342 Felinfach to Talsarn road, only a mile or so from the Village Community of Felinfach in the Aeron Valley which offers an excellent range of local amenities including Shop/Post Office, Primary School, Public House, Places of Worship and Petrol Filling Station/Costcutters Supermarket, some 5 miles from the University Town of Lampeter, some 8 miles from the Georgian and Harbour Town of Aberaeron on Cardigan Bay and half an hour's drive from the University Town Coastal Resort and Administrative Centre of Aberystwyth.

GENERAL DESCRIPTION

An improvable country cottage enjoying a convenient position. The property is currently a 1 bedroomed traditional double fronted cottage benefiting from a bespoke pine fitted kitchen and a biomass wood pellet central heating system.

Externally it sits nicely within its own plot with a garden and off street parking area along with a useful garage/workshop.

THE ACCOMMODATION

The property is in need of general modernisation and the accommodation at present offers more particularly the following.

RECEPTION HALLWAY

With traditional wooden front entrance door, staircase to the first floor accommodation with understairs storage cupboard, radiator.

KITCHEN

7' 3" x 8' 0" (2.21m x 2.44m). A Bespoke Pine fitted Kitchen with a range of wall and floor units with hardwood work surfaces over, stainless steel double sink and drainer unit, electric integrated oven (not tested), 4 ring hob (not tested), plumbing and space for dishwasher, spot lighting.



KITCHEN (SECOND IMAGE)



LIVING ROOM

15' 0" x 15' 2" (4.57m x 4.62m). A traditional full of character room with Red and Black quarry tiled floor, open fireplace, two radiators, fully glazed door to the rear and solid wooden door to the side of the property.



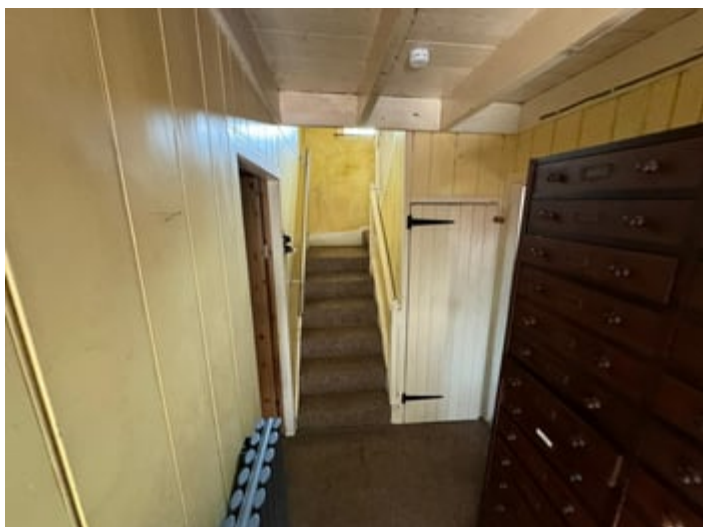
LIVING ROOM (SECOND IMAGE)



FIRST FLOOR

LANDING

With large access to the loft space.



LANDING (SECOND IMAGE)



BATHROOM

12' 0" x 7' 4" (3.66m x 2.24m). Having a 3 piece suite comprising of a panelled bath with shower attachments, low level flush w.c., pedestal wash hand basin, wall heater, extractor fan, large airing cupboard with hot water cylinder and immersion heater, plumbing and space for automatic washing machine.



BEDROOM

17' 7" x 15' 2" (5.36m x 4.62m). With double aspect windows to the front and rear, open fireplace (currently covered by a newly fitted radiator).



EXTERNALLY

SIDE PORCHWAY/WOOD STORE

REAR LEAN-TO OUTHOUSE

20' 0" x 14' 7" (6.10m x 4.45m). Potential extension (subject to consent). In need of completion an currently housing the wood pellet biomass boiler system running all domestic systems within the property (not tested).



FORMER MOBILE HOME

32' 0" x 9' 0" (9.75m x 2.74m). In need of dismantling or upgrading.

GARAGE/WORKSHOP

32' 5" x 21' 9" (9.88m x 6.63m). Of timber construction.



WORKSHOP



LEAN-TO

35' 0" x 9' 6" (10.67m x 2.90m).

GARDEN

The garden is located to the side of the property having recently been left to nature but offers great amenity space.



PARKING AND DRIVEWAY

Off street parking to the side of the property for a number of vehicles.

FRONT OF PROPERTY



AGENT'S COMMENTS

A well positioned yet improvable country cottage. A must view.

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 - 'C'.

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, wood pellet central heating, single glazing.

H.M. LAND REGISTRY

TITLE NUMBER

WA 790877

ORDNANCE SURVEY
PLAN REFERENCE

SN5455

Scale
1/2500

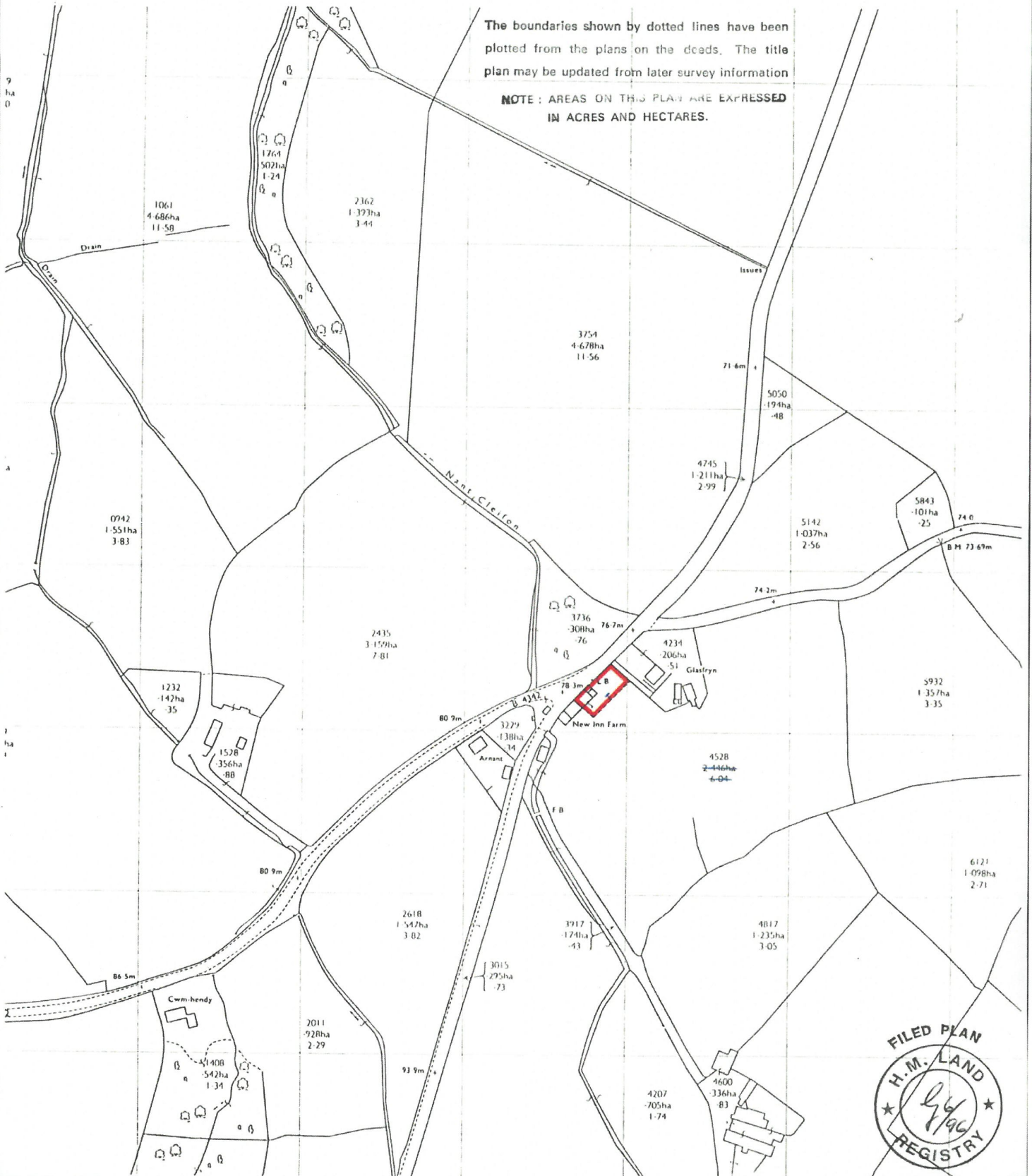
ADMINISTRATIVE AREA CEREDIGION / SIR CEREDIGION

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The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information

NOTE: AREAS ON THIS PLAN ARE EXPRESSED IN ACRES AND HECTARES.



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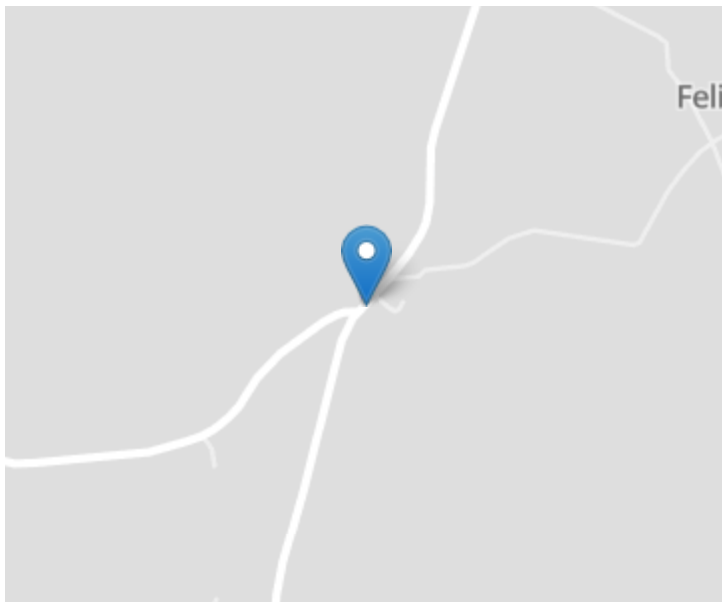
Directions

From Lampeter take the A482 towards Aberaeron. In Creuddyn Bridge turn right by the thatched farmhouse onto the B4337 Talsarn road. Continue down the hill. At the bottom of the hill on the junction to Felinfach the property will be located on your 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

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

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