

*Picture Postcard Cottage Elevated With Views. Lovely Low Maintenance Garden. Character Cottage With 2 Reception Rooms, Parking and Garage. Rural Village Location, Oil Central*



Brynteg, Penrhiwllan, Llandysul, Ceredigion. SA44 5NR.

£220,000

R/4784/NT

Picture postcard cottage with an elevated position enjoying some countryside views to the front. Character property with colourful garden, open plan kitchen/dining area with 2 reception rooms and 2 bedrooms to first floor and bathroom. Rear entrance gives access to parking and garage area. Situated within the village of Penrhiwllan which is conveniently for the Ceredigion Coastline and Llandysul.



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## Location

The property is positioned on the side of the road leading from Horeb towards Penrhiwllan. Penrhiwllan offers a range of amenities including Shop, Public House/Restaurant, Village Hall, Garage and Building Merchants. The Teifi Valley Market Town of Llandysul with its comprehensive range of shopping and schooling facilities lies within a 5 minute drive. The property is within easy reach of the Cardigan Bay Coast with its several popular sandy Beaches and is just over half an hour's drive from Carmarthen and the link road to the M4 Motorway.

## Reception Porch

2.3m x 1.4m (7' 7" x 4' 7")

Tiled Floor and door to



## Kitchen / Breakfast Room

4.9m x 4.4m (16' 1" x 14' 5")

Range of base units with worktops over and matching wall units. Plumbing for washing machine. Sink unit with single drainer. Double glazed windows to front and side. Velux window to front and rear. Electric hob and oven, integrated fridge and dishwasher. Rayburn oil fired cooking range which also runs the hot water system.







## Living Room

2.96m x 4.3m (9' 9" x 14' 1")

Electric flame effect fire. Double glazed window to front. Radiator.



## Sitting Room

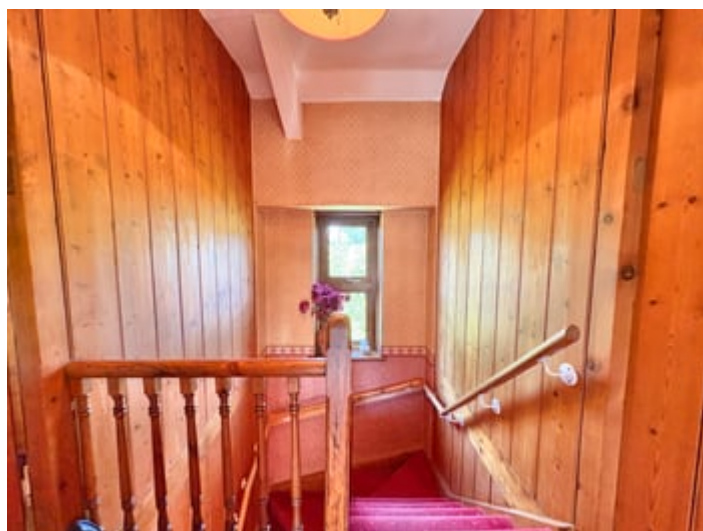
3.8m x 4.3m (12' 6" x 14' 1")

Front Door and double glazed window to front. Radiator. Understairs store cupboard. Staircase.



## Landing

Slatted doors to



## Bedroom

2.38m x 3.45m (7' 10" x 11' 4")

Double glazed window to front. Fitted wardrobe.





## Bathroom

2.2m x 1.81m (7' 3" x 5' 11")

Opaque Double glazed window to front. Panelled bath with shower and side screen over. WC. Pedestal wash hand basin. Radiator.



## Bedroom

2.5/3.3m x 4.3m (8' 2" x 14' 1")

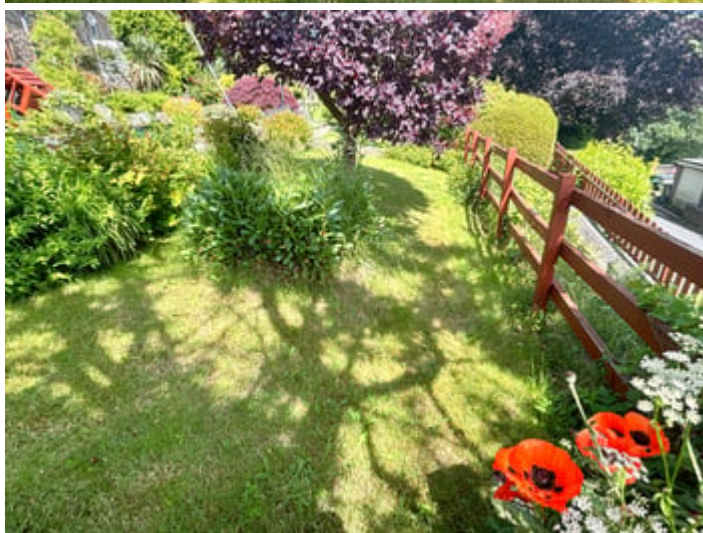
Double glazed window to front. Radiator

## Externally

Parking area to the rear of the property with gated entrance. Full of colour to the borders with an abundance of shrubs and flowers to borders. Lawned garden and Garage/ workshop with separate WC.







### **Services**

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and oil central heating.

### **Tenure and Possession**

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

### **Council Tax Band**

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: C.

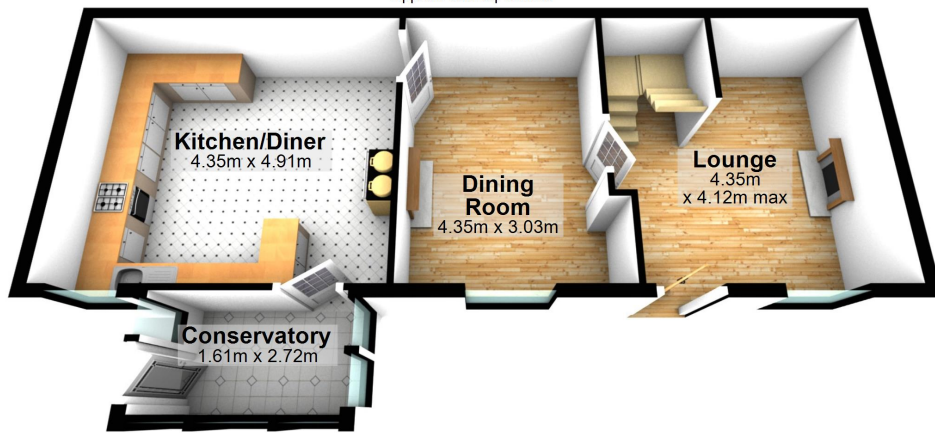
### **Money Laundering Regulations**

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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.



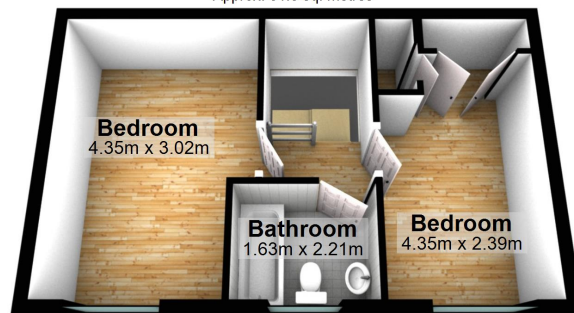
### Ground Floor

Approx. 58.0 sq. metres



### First Floor

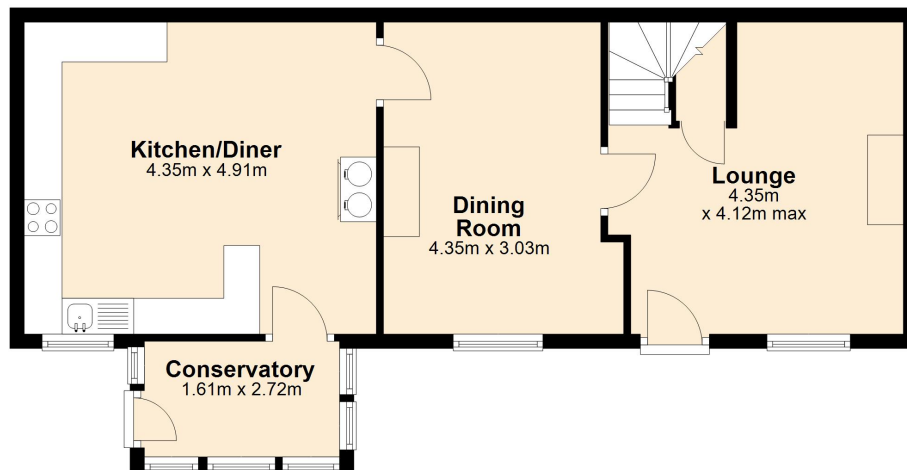
Approx. 31.8 sq. metres



Total area: approx. 89.7 sq. metres

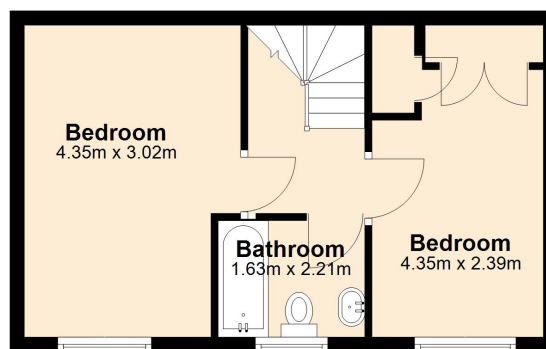
### Ground Floor

Approx. 58.0 sq. metres



### First Floor

Approx. 31.8 sq. metres



Total area: approx. 89.7 sq. metres

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** Driveway.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Construction Type**

Traditional

**EPC Rating:** F (37)

**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

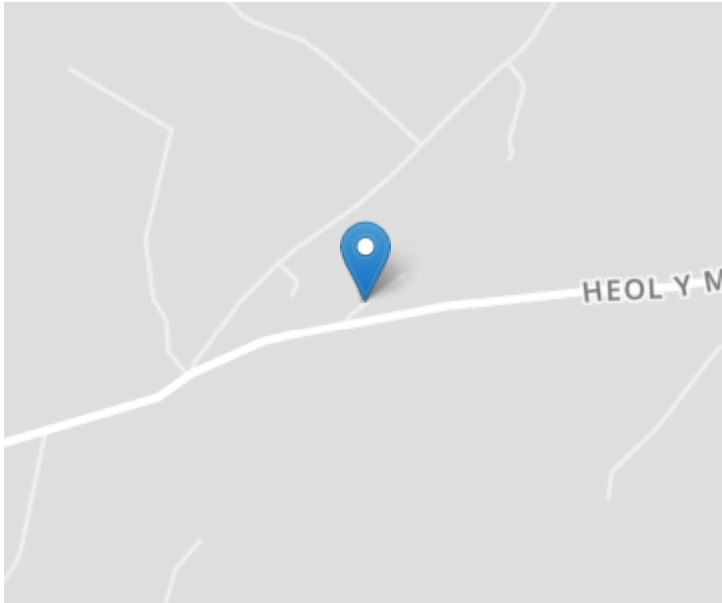
**Is the property listed?** No

**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

Directions : From Carmarthen take the A 485 north towards Lampeter. Travel through Peniel, Rhydargaeau, Alltwalis, At the brow of the hill having passed Windy Corner Garage turn left and travel through Pencader and after half a mile turn left for Llandysul. At the end of the road turn left for Llandysul. Continue onto the roundabout and take the second the junction off and carry on up the hill and take the second junction off towards New Quay. At the next roundabout turn for New Quay and enter the village of Horeb turn left and continue to Penrhiwllan and the property will be found on the right hand side as you enter the village.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	37	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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