

Regulated by:



2 bed Refurbishment Project. Near Llandysul - West Wales.



Y Bryn, Horeb, Llandysul, Ceredigion. SA44 4JJ.

Ref R/2789/RD

£130,000

****2 Bed Cottage**Set within large plot**In need of extensive refurbishment**Potential Re-Development Site (stc)**Extended Rear Paddock with outstanding countryside views**Side access off an adjoining lane**Near to Llandysul**20 minutes Cardigan Bay Coastline****

The property is situated within the rural village of Horeb, being conveniently positioned within 1 mile of Llandysul and a new community Primary and Secondary School. Llandysul offers a range of facilities including education, health, places of worship, local shops, bars and petrol station. The property is strategically positioned along the A486 road leading from Carmarthen and the M4 to the Cardigan Bay coastline at New Quay. The village lies along the southern boundary of the County having good links to Cardigan, Newcastle Emlyn to the west and Lampeter to the East. All within some 30 minutes' drive of the village.

GENERAL

A single storey detached cottage, thought to be of original stone construction with slated roof finished in rough cast render with side lean to with cement fibre / asbestos roof covering.

The property sits within a large plot benefiting from independent access from the adjoining road and side lane access to the extended rear garden.

Externally is a single storey garage and numerous useful outbuildings, potting sheds, w.c. etc

Potential for redevelopment as a replacement dwelling (stc).

THE ACCOMMODATION

Entrance Hallway

3' 5" x 11' 10" (1.04m x 3.61m)

French Porch

With upvc door leading to separate glass entrance door into –

Hallway



With electric sockets.

Lounge



9' 10" x 13' 0" (3.00m x 3.96m) window to front, tiled fireplace and surround, electric socket.

Front Bedroom 1



10' 6" x 13' 1" (3.20m x 3.99m) double bedroom, window to front, electric socket.

Rear Bedroom 2



9' 5" x 11' 1" (2.87m x 3.38m) double bedroom, window to rear overlooking garden, electric socket.



11' 1" x 9' 7" (3.38m x 2.92m) with stainless steel sink and drainer with mixer tap, rear window overlooking garden, tiled floor and walls, wall fitted cupboard. Side door through to –

Bathroom



7' 10" x 8' 8" (2.39m x 2.64m) a white bathroom suite including single wash hand basin, bath, rear window, w.c. tiled walls.

Lean to Porch



With tiled flooring and entrance door to garden.

Kitchen



EXTERNALLY

To the Front

The property has road frontage with independent access from the adjoining A486 road. Side lane leading through to separate access into extended rear garden area.



To the Rear

Side footpath leading to extended rear garden bound by breeze block walls to two sides and separate gated access onto the adjoining lane.



Zinc Clad Garage



22' 7" x 8' 6" (6.88m x 2.59m) with steel doors to front.

Separate Block Built Outbuildings

Side Store Room 14'8" x 14;5". Block Building quarry tiled floor, window to front.

Storage Room 1 8'3" x 9'1" window to front, multiple sockets.

W.C. single wash hand basin and w.c.

Storage Room 2 8'6" x 15'5" Dual windows to front and side, box profile roof.



Directions

Travelling North out of Llandysul along the A486 proceed into Horeb. At the village centre and crossroads continue for approximately 100 yards and the property is located on the right hand side as identified by the Agents for sale board.

