

*A Character 2 Bedroom Stone Cottage. Large Garage/Workshop. Pontsian, West Wales*



Aelybryn, Pontsian, Llandysul, Ceredigion. SA44 4TU.

£179,000

Ref R/3761/ID

**\*\* Charming 2 bedroom stone cottage \*\* Located in the rural village of Pontsian \*\* Brand new Oil Fired Central Heating \*\* Recently Repainted \*\* Large garage / workshop space \*\* Lovely garden and grounds \*\* Comfortable living accommodation \*\* Brand new oil fired central heating system \*\* Only a 20 minute drive to the Cardigan Bay coastline at New Quay \*\* Sash windows \*\* Private parking \*\***

The property comprises of - Utility room, downstairs bathroom, rear porch, kitchen, sitting room. First floor - 2 double bedrooms.

Located within the village community of Pontsian which lies alongside the B4459 road which leads from the Cardigan Bay coast at New Quay to the Teifi Valley town of Llandysul and also convenient to the Marketing towns of Newcastle Emlyn, Cardigan, and Lampeter. 20 minutes drive from the Cardigan Bay coast at the popular seaside resort of New Quay and convenient to many other popular seaside villages.



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## GROUND FLOOR

### Utility Room

9' 5" x 5' 5" (2.87m x 1.65m) via a half glazed hardwood door, tiled floor, fitted base and wall units with formica working surfaces above, stainless steel sink unit, appliance space with plumbing for automatic washing machine. Central heating radiator. Door to –



### Rear Porch

9' 9" x 4' 8" (2.97m x 1.42m) with glazed hardwood door to rear.



### Downstairs Bathroom

9' 6" x 5' 6" (2.90m x 1.68m) with a tiled floor, panelled bath, wash hand basin and toilet, shower cubicle, wall mounted hot

air blower. Half tiled walls. Frosted window to side. Central heating radiator.



### Kitchen

14' 0" x 7' 6" (4.27m x 2.29m) tiled floor, fitted range of base and wall units with formica working surfaces, stainless steel single drainer sink unit h&c, front aspect window, wall mounted electric heater, corner built in airing cupboard housing hot water tank, Belling electric cooker with 4 ring electric hob above.







Archway through to -

### Sitting Room

14' 0" x 13' 1" (4.27m x 3.99m) with an open fireplace with tiled surround, front aspect window and front exterior door, wall mounted electric heater. Stairs to first floor, understairs cupboard, wall light.



### FIRST FLOOR

### Central Landing

Approached via an open tread staircase from the Sitting Room, front aspect window, hatch to Loft. Central heating radiator.



### Front Double Bedroom 1

14' 0" x 9' 3" (4.27m x 2.82m) with built in wardrobe, front aspect window. Central heating radiator.







### Front Double Bedroom 2

10' 7" x 9' 1" (3.23m x 2.77m) with built in wardrobes, front aspect window. Central heating radiator.



## EXTERNALLY

### To the Front

Walled paved forecourt and side patio area.



### The Grounds

Across the road is an extensive area of gardens and grounds, level to undulating in nature mainly laid down to grassed areas and bordering open fields.







**Useful General Purpose Building**

Which provides -



**Garage/Workshop**

21' 0" x 13' 6" (6.40m x 4.11m) with double doors, concrete flooring, power connection.



**Attached Workshop**

14' 5" x 10' 8" (4.39m x 3.25m)



### **Side Lean To Store Room**

32' 0" x 12' 5" (9.75m x 3.78m) with work bench and power connections. Further lean to Store Room.

### **Please Note**

A brand new central heating system is being installed in April 2024.

### **TENURE**

We are advised that the property is Freehold.

### **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.

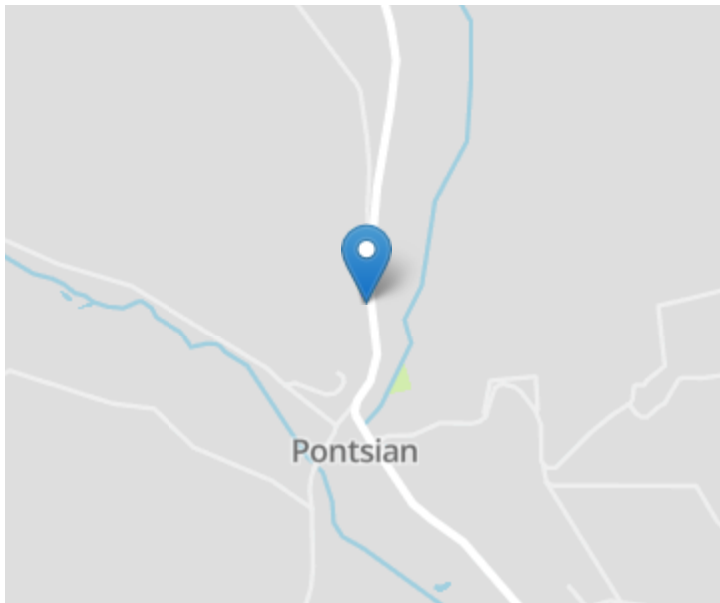
### **Services**

We are advised that the property benefits from Mains Water and Electricity. Private Drainage to Septic tank.

Council Tax Band - C.

## Directions

As you reach the village of Pontsian from the A475 road at Rhydowen. You will cross a river bridge and come to a T Junction with a terrace of old stone properties opposite and the former village shop. Turn right at this point onto the B4459 towards Talgarreg. After some 200 yards the property will be on the left hand side identified by the agents 'for sale' board.



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

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