

*A 'quaint' character 3 bed end of terrace cottage with spacious rear garden, Cwm Mabws, Near Llanrhystud - West Wales.*



**Ty Dolboeth Cwm Mabws, Llanrhystud, Ceredigion. SY23 5BB.**

**£197,500**

**Ref R/4102/ID**

**\*\*Attention 1st time Buyers\*\***A quaint 3 bed end of terrace cottage\*\*Full of character and charm\*\*Located in the semi rural hamlet of Cwm Mabws Near Llanrhystud\*\*Spacious rear garden\*\*Perfect family home\*\*Private country setting\*\*Oil Fired Central Heating\*\*Double Glazing throughout\*\*Private off-road parking\*\*

The property comprises of Ent Hall, Front Sitting Room, Rear Kitchen. First Floor 3 Bedrooms and Bathroom.

The property is located in the semi rural hamlet of Cwm Mabws being approximately a mile from the village community of Llanrhystud which offers an excellent range of local amenities including shops, post office, petrol station and convenience store, florist, primary school, places of worship, public house, Golf Club with swimming pool and leisure facilities. The property is convenient travelling distance to the University & Administrative Centre of Aberystwyth with its comprehensive range of shopping and schooling facilities, Hospital and train station as well as the Georgian Harbour town of Aberaeron.



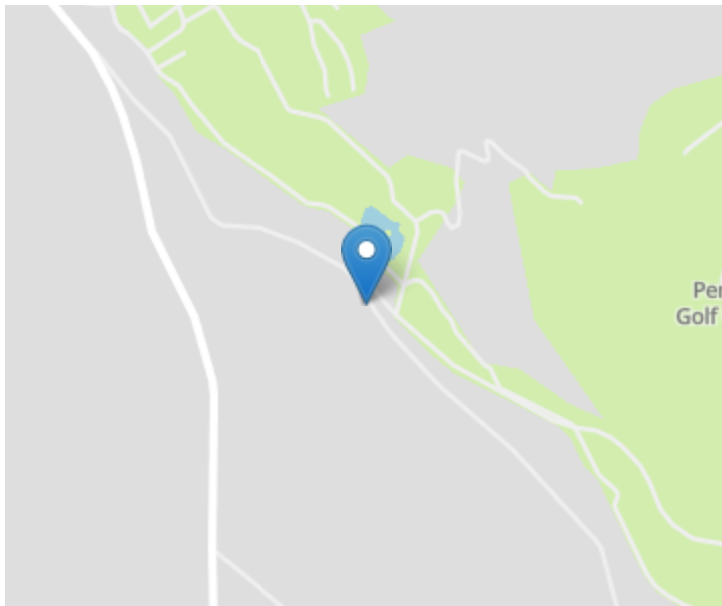
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## GROUND FLOOR

### Entrance Hall

33' 3" x 8' 0" (10.13m x 2.44m) via half glazed upvc door, tiled flooring, central heating radiator, stairs to first floor.



### Front Sitting Room

12' 4" x 15' 0" (3.76m x 4.57m) with exposed stone fireplace with log burning stove on a raised slate hearth, double glazed window to front, central heating radiator, understairs storage cupboard, wall lights.



### Rear Kitchen

10' 9" x 16' 3" (3.28m x 4.95m) with a range of modern base and wall cupboard units with formica working surfaces above, inset ceramic 1½ drainer sink with mixer tap, electric oven and grill, 4 ring ceramic hob, stainless steel extractor hood, plumbing for automatic washing machine, double glazed window to rear overlooking the garden, half glazed upvc door to side, central heating radiator, tiled flooring. door into cupboard housing the Worcester Bosch oil fired combi boiler.



## FIRST FLOOR

### Landing

12' 3" x 5' 7" (3.73m x 1.70m) with access hatch to loft.

### Front Bedroom 1

8' 0" x 12' 5" (2.44m x 3.78m) with double glazed window to front, central heating radiator, fitted cupboard with shelves.



### Bathroom

9' 0" x 6' 9" (2.74m x 2.06m) a modern 4 piece White suite comprising of a panelled bath with hot and cold taps, enclosed shower unit with mains shower above, Gloss white vanity unit with inset wash hand basin, low level flush w.c. stainless steel heated towel rail. Frosted window to side, laminate flooring.



### Rear Bedroom 2

10' 9" x 8' 2" (3.28m x 2.49m) with double glazed window to rear with views over open countryside, central heating radiator.



### Rear Bedroom 3

10' 9" x 7' 8" (3.28m x 2.34m) with double glazed window to rear with views over open countryside, central heating radiator.



## EXTERNALLY

### To the Rear

A spacious garden area mostly laid to lawn with mature shrubs and hedges to boundary. Pathway to side. Small stream to the rear boundary.





### PLEASE NOTE

There is a right of way intersecting the rear garden for the neighbour.

### To the Front

Paved off road parking.



### TENURE

The property is of Freehold Tenure.

### MONEY LAUNDERING

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

The property benefits from Mains Water and Electricity.  
Private Drainage to septic tank.

Council Tax Band C.

## Directions

From Aberaeron proceed North East on the A487 coast road through the villages of Aberarth, Llanon until you get to the village of Llanrhystud. Drive through the village and turn right just before the river bridge and opposite the Black Lion Public house (alongside the Post Office). Proceed up this road, past the turning to the golf club on your left hand side, take the next left hand turning sign posted Cwm Mabws. After some 500 yards you will see a row of terraces on your right hand side and the property will be found as the last property on the right hand side as identified by the For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<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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