

*A quaint 2 bed terraced cottage. Sought after village of Llandre Near Aberystwyth - West Wales.*



**3 Pantydderwen, Llandre, Bow Street, Ceredigion. SY24 5BT.**

**£170,000**

**R/4462/RD**

**\*\*2 Bed Mid Terrace Cottage\*\*Accommodation set over three floors\*\*Wealth of retained character features\*\* Deceptively spacious accommodation\*\* Enclosed private rear garden\*\*Countryside Views\*\*Close to Coast\*\*Designated on street parking\*\*Oil Central Heating\*\*Ideal for first time buyers/investment opportunity\*\*Popular village location\*\***

**\*\*MUST BE VIEWED TO BE APPRECIATED\*\***

The property comprises of Reception Hallway, Kitchen/Dining Room on Lower Ground Floor, Living Room on the Ground Floor and 2 Bedrooms and WC on the First Floor.

The property is situated within the popular and sought after village of Llandre, being some 10 minutes drive from the Mid Wales university town of Aberystwyth with its regional hospital, university, local and national retailers, cafes, bars and restaurants, network rail connections and excellent public transport connectivity. Llandre is in demand village with attractive countryside walks and also being in close proximity to both Borth and Bow Street which offer a range of local, day to



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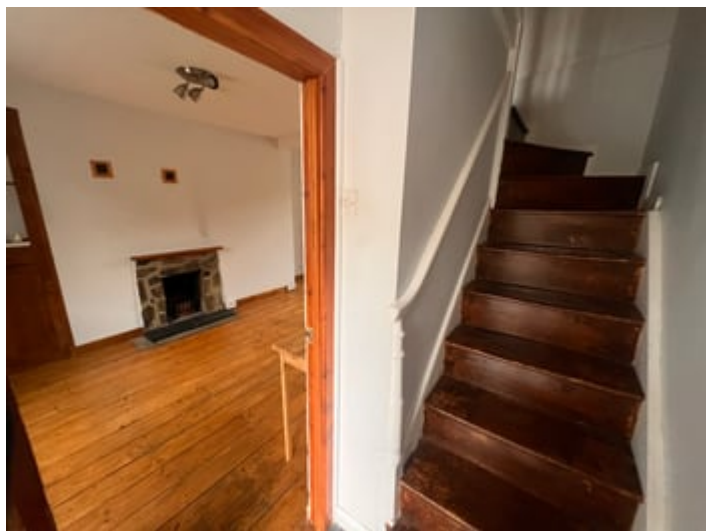


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## GROUND FLOOR

### Reception Hallway

With radiator, door through to living room;



### Living Room

5.8m x 4.2m (19' 0" x 13' 9") Windows to front and rear, stone fireplace with slate hearth. Exposed wooden floorboards, radiators and storage cupboards. Stairs down to;



## LOWER GROUND FLOOR

### Downstairs Kitchen/Dining Room

4.2m x 6.1m (13' 9" x 20' 0") with a range of fitted base cupboard units with Fomica work surfaces above, space for freestanding oven and hob, stainless steel extractor hood, inset stainless steel drainer sink, space for fridge freezer, plumbing for automatic washing machine and dishwasher, windows to front and rear, door to rear garden, space for 4 seater dining table.







## FIRST FLOOR

### Landing



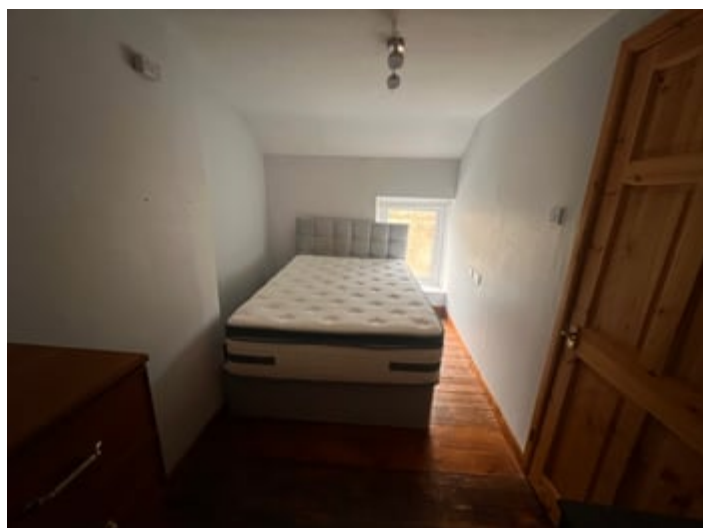
### Bathroom

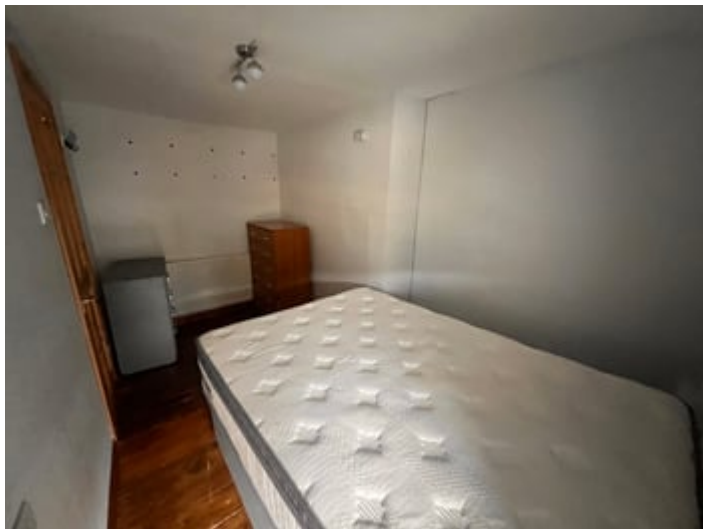
1.8m x 2m (5' 11" x 6' 7") With a 3 piece suite comprising of a bath with electric shower above, pedestal wash hand basin, low level flush w.c. heated towel rail. Window to rear.



### Bedroom 1

3.8m x 2.2m (12' 6" x 7' 3") With window to rear, exposed wooden floorboards.





## EXTERNALLY

### To the Rear

A most pleasant south-facing enclosed rear garden laid to lawn. Shared pedestrian right of way to side of adjoining properties.



### Bedroom 2

4.3m x 1.9m (14' 1" x 6' 3") With windows to front and exposed wooden floorboards.







### To the Front

The property is accessed from the front with designated on street parking.



### Services

We are advised that the property benefits from a Mains Water, Electricity and Drainage. Oil Fired Central Heating.

Council tax band C.

Tenure - Freehold.

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** E (54)

**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?** Yes



## Directions

From Aberystwyth proceed in a northerly direction along the A487 for approximately 5 miles to the village of Bow Street. Proceed through the village taking the left hand turning in Rhydypennau alongside the filling station, sign posted for Borth. Continue along the road for approximately half a mile into Llandre village where the property will be located on the left hand side of the road.

## Energy Efficiency Rating

|   | Current | Potential   |
|---|---------|---|
| Very energy efficient - lower running costs |         |   |
| (92+) <b>A</b>                              |         |   |
| (81-91) <b>B</b>                            |         | 85  |
| (69-80) <b>C</b>                            |         |   |
| (55-68) <b>D</b>                            |         |   |
| (39-54) <b>E</b>                            | 54      |   |
| (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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