

Charming Olde Worlde 2-3 Bedroom Welsh Cottage. Convenient Village Location. Llanarth, Near New Quay, West Wales.



Mount Pleasant, Llanarth, Ceredigion. SA47 0NN.

£247,000

R/4167/ID

** Charming 'Olde Worlde' Welsh Semi-Detached Cottage ** Deceptively spacious 2-3 bedroom accommodation ** Full of quaint and character features ** Exposed beams and stone fireplaces ** Double glazing ** Sun Room/Conservatory ** Spacious cottage garden ** Enjoy the village life ** Close to a good range of amenities ** 3 miles from the coast ** Bus route ** Electric heaters **

This period cottage was sympathetically restored some years ago and provides most quaint and 'cosy' accommodation in a private quiet setting. The accommodation provides - Reception Hall, Bathroom, Bespoke Kitchen, Character Sitting Room with a wood burning stove, 2 First Floor Bedrooms, Rear Sun Room/Conservatory, Study or 3rd Bedroom, Downstairs Shower-room and WC.

Located within the village community of Llanarth, well set back off the main A487 coast road an easy walking distance of a good range of local amenities including shops, Post Office, primary school, pub/hotel, places of worship and bus route. 3 Miles from the sea at the picturesque seaside resort of New Quay, 4 Miles Georgian Harbour town of Aberaeron. Easy reach of Aberystwyth, Cardigan and Lampeter.



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supported by brick uprights, tiled working surfaces, Butlers sink with brass taps, exposed ceiling beams, tiled floor and window to front. Glazed patio doors leading to -



GENERAL

A stone built period cottage, the roof we understand, was renewed some 30 years ago and the property has been gradually renovated and refurbished over a period of years. Oak effect UPVC double glazing.

Reception Hall

8' 10" x 7' (2.69m x 2.13m) front entrance door, tiled floor, exposed ceiling beams, spacious built in cupboards, part airing cupboard and part with plumbing for automatic washing machine.

Bathroom

5' 9" x 7' 5" (1.75m x 2.26m) with part tiled walls, white suite comprising of a panelled bath with a Mira Sport shower unit over, low level flush WC, pedestal wash hand basin and frosted window to rear.



Galley Kitchen

13' 11" x 7' 10" (4.24m x 2.39m) Bespoke fitted pine units



Adjacent Study/ Ideal 3rd Bedroom

10' 7" x 10' 1" (3.23m x 3.07m) with wall lights, double glazed windows to rear, would make a lovely office/study or ideal 3rd bedroom.



Rear Conservatory/Sun Room/Dining Room

10' 9" x 10' (3.28m x 3.05m) in uPVC oak effect double glazing, tiled floor and wall mounted electric heater.



Adjacent Shower Room

2' 5" x 10' 2" (0.74m x 3.10m) with tiled walls, low level flush toilet, pedestal wash hand basin, tiled shower cubicle with a Triton shower unit. Wall mounted convector heater.





Character Front Sitting Room

16' 5" x 13' 8" (5.00m x 4.17m) with exposed beams, a stone feature fireplace housing a Villager woodburning stove, painted stone walls, quarry tiled window sills, built in cupboards. Two double glazed windows to front, alcove cupboard, dog leg stairs leading to -



FIRST FLOOR

Double Bedroom 1

14' x 12' 11" (4.27m x 3.94m) max with sloping ceiling with exposed A beams and Velux window, original timber plank floors, range of built in cupboards and clothes rails.



Small Landing Area

With built in cupboards and clothes hanging rail.

Bedroom 2

14' 1" x 8' 6" (4.29m x 2.59m) (max) with sloping ceilings with exposed A beams and Velux window.



EXTERNALLY

Gravelled forecourt with private parking for 1 vehicle.



To the side -

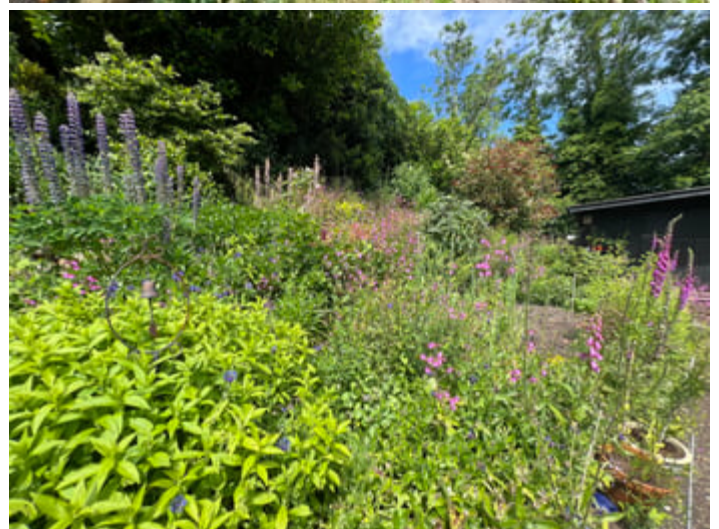
Extensive grounds contained in a good boundary fence to provide privacy and level lawned area with polytunnel and cedar wood garden shed, gravelled patio area which makes a lovely seating area to enjoy the sunny aspect.





To the rear -

A tiered garden with steps which is very well stocked with mature shrubs, perennials and mature ornamental trees. Large detached workshop/studio would be perfect home office or gym, insulated timber frame with electricity connected, 2 double glazed windows to front and 2 double glazed windows to rear. Greenhouse measuring 8' x 6' and raised beds. Lovely cottage garden.





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

Mains Electricity, Water & Drainage. Telephone subject to BT Transfer Regulations. Electric heaters throughout the property.

Tenure : Freehold

Council Tax Band : C (Ceredigion County Council)

Directions

From Aberaeron proceed South West on the A487 coast road to the village of Llanarth. As you drive down through the village passing the General Stores on the left hand side, take the next right hand turning, bear right passing some large outbuildings on the left hand side onto a single lane track. You will pass a terrace of 3 modern houses on the right hand side then you will see the cottage directly in front.

For further information or to arrange a viewing on this beautiful property, contact us:

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