

A delightful and attractive. A traditional 3 bedroomed semi-detached period cottage with rear garden, garage and parking, Llanddewi Brefi, West Wales



Llwynneclyn, Llanddewi Brefi, Tregaron, Ceredigion. SY25 6RS.

£180,000

R/4560/LD

*** No onward chain *** Desirable and attractive village residence *** Semi detached cottage with 3 bedroomed accommodation *** 2 Reception rooms, kitchen and utility room *** Newly decorated throughout *** Centre of village location *** Enclosed rear garden area with lawn and large patio *** Gravelled forecourt to the front *** Tarmacadam driveway with parking for 2 vehicles to the front *** Large lean-to garage ***

*** Benefiting from UPVC double glazing, good broadband connectivity, electric heating *** A substantial and improvable, yet enjoying traditional features throughout *** A must view village residence *** Suiting family accommodation - contact us to view today ***



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

Llanddewi Brefi is an historic village in the Upper Teifi Valley at the foot of the Cambrian Mountains and is 8 miles north of the University town of Lampeter and 3 miles south of the market town of Tregaron. It offers a convenience store, a Public House, community centre and Places of Worship with a wider range of facilities available at Lampeter and Tregaron. The coastal town of Aberaeron on the Cardigan bay within 12 miles.

GENERAL

A period, traditional village residence offering 3 bedroomed accommodation. The property is in need of general modernisation and updating but does offer a deceptive and substantial home.

The property benefits from UPVC double glazing, telephone and broadband and electric heating. To the rear lies an enclosed but extensive area laid to lawn and a large patio, and to the side a garage and parking.

The property is deserving early viewing and the accommodation consists of the following:-

ENTRANCE PORCH

Double glazed entrance porch with half glazed entrance door to reception hall and night storage heater.

RECEPTION HALL

With staircase to first floor accommodation. Night storage heater.



LIVING ROOM

16' 0" x 14' 7" (4.88m x 4.45m) with open fireplace, shelved alcoves and night storage heater.



SITTING ROOM

16' 1" x 11' 4" (4.90m x 3.45m) with modern tiled fireplace.



KITCHEN/DINER

15' 7" x 8' 6" (4.75m x 2.59m) with fitted floor and wall cupboards incorporating single drainer sink unit, Bosch fan oven, 4 ring Hotpoint ceramic hob and grill.



WALK IN PANTRY

8' 1" x 5' 1" (2.46m x 1.55m) walk in shelved pantry off kitchen.



UTILITY ROOM

With quarry tiled floor and having plumbing and space for washing machine. Side hallway with part glazed rear entrance door to garden.



CLOAKROOM OFF

With w.c. and storage availability.

FIRST FLOOR

LANDING

Approached via internal timber staircase from entrance hall. Good sized landing with night storage heater.



BEDROOM 1

16' 7" x 12' 2" (5.05m x 3.71m) with built in wardrobe.



BEDROOM 2

11' 2" x 11' 2" (3.40m x 3.40m) with built in cupboard.



BEDROOM 3

9' 8" x 6' 0" (2.95m x 1.83m)



BATHROOM

13' 0" x 4' 6" (3.96m x 1.37m) recently upgraded to include a free standing bath with splashback, pedestal wash hand basin, low level flush wc. and airing cupboard with hot water cylinder and shelving.



EXTERNALLY

LEAN TO GARAGE

30' 0" x 8' 4" (9.14m x 2.54m) of timber and corrugated iron construction.



GRAVELLED FORECOURT

REAR GARDEN

A particular feature of the property is its enclosed rear garden area being private and not overlooked. It benefits from level lawned areas, a vegetable growing area and extensive patio with paths leading down to the front parking area and also the rear access to the property.





PARKING AND DRIVEWAY

Tarmacadam area to the front of the property with parking for 2 vehicles.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A delightful centre of village property with lots of potential and space.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band - D

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 water, mains electricity, mains drainage. Part Economy 7 heating. Part UPVC double glazing. BT telecom and broadband availability.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Private.

Heating Sources: Electric.

Electricity Supply: None.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

EPC Rating: E (39)

Has the property been flooded in last 5 years?

No

Flooding Sources:

Any flood defences at the property? No

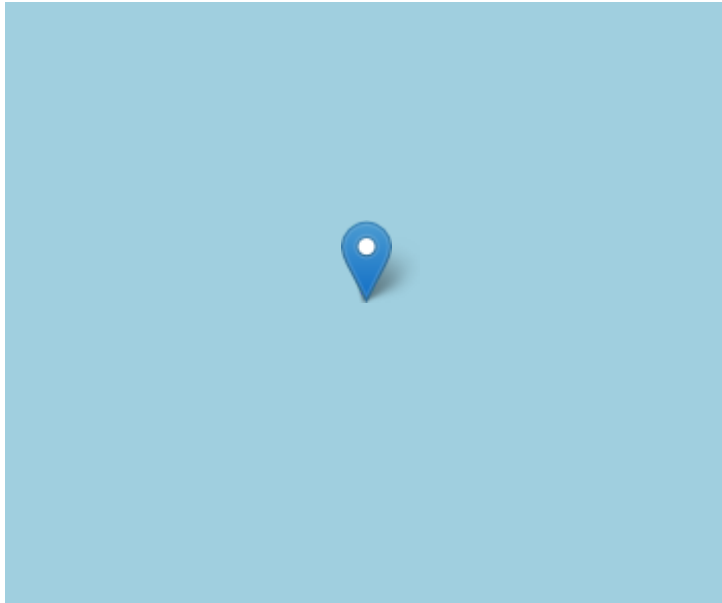
Any risk of coastal erosion? No

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? No



Directions


From Lampeter take the A485 north towards Tregaron turning after approximately 6 miles after passing through Llanio, right over the bridge towards Llanddewi Brefi. Proceed to the 'T' junction on the outskirts of the village proceeding into the village and taking the B4343 road out of the village and the property will be found on the left hand side as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS