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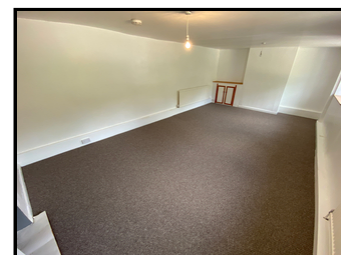


**RICS**



Since 1989

*A refurbished rurally positioned country cottage. Only 2 miles from Lampeter, West Wales*



**Geryllan, Silian, Lampeter, Ceredigion. SA48 8AS.**

**REF: R/2917/LD**

**£180,000**

\*\*\* No onward chain \*\*\* A refurbished rural and delightfully positioned country cottage \*\*\* Spacious and comfortable 2 bedroomed accommodation \*\*\* UPVC double glazing, oil fired central heating and Broadband available \*\*\* Newly carpeted and decorated \*\*\* Traditionally built stone and slate cottage in a stunning South facing position

\*\*\* Cottage garden to the front with private parking area \*\*\* Off lying allotment fronting a small stream

\*\*\* Country living yet convenient to nearby Lampeter Town \*\*\* Contact us today to view - Viewing highly recommended \*\*\* Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

## LOCATION

Positioned on the Church Bank in semi rural surroundings in the popular Community of Silian, only 2 miles from the University Town of Lampeter, a 20 minute drive to the Ceredigion Heritage Coastline at Aberaeron and within easy travelling distance to the larger Towns and Employment Centres of Aberystwyth and Carmarthen.

## GENERAL DESCRIPTION

Geryllan has undergone a sympathetic refurbishment programme in recent years to now offer comfortable 2 bedroomed accommodation along with UPVC double glazing, oil fired central heating and good Broadband speeds available. The property enjoys a rural position and benefiting from an off lying allotment area. In all a delightful rural country property which deserves to be viewed at its earliest convenience. The accommodation at present offers more particularly the following:-

### ENTRANCE PORCH

Leading to

### RECEPTION HALL

Accessed via a half glazed stained glass entrance door, tiled flooring, radiator.

### LIVING ROOM

22' 0" x 13' 2" (6.71m x 4.01m). With feature open fireplace, two large picture windows enjoying views over the front garden, two radiators.



### LIVING ROOM (SECOND ANGLE)



### KITCHEN

13' 8" x 9' 0" (4.17m x 2.74m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, Electrolux electric oven, 4 ring Whirlpool hob, plumbing and space for automatic washing machine, staircase to the first floor accommodation with understairs storage cupboard.



### FIRST FLOOR

#### LANDING

With access to loft space.

## BEDROOM 2

11' 5" x 10' 6" (3.48m x 3.20m). With a range of useful and unexpectedly large walk-in cupboards, radiator.



## BATHROOM

10' 7" x 8' 2" (3.23m x 2.49m). Being 'L' shaped, having a part tiled 3 piece suite comprising of panelled bath with shower over, vanity unit with wash hand basin, low level flush w.c., radiator, extractor fan.



## BEDROOM 1

14' 0" x 14' 3" (4.27m x 4.34m). With two radiators, access to the loft space.



## EXTERNALLY

### COTTAGE GARDEN

Laid to the front of the property, laid mostly to gravel with a small bridge heading over the stream that leads to a wild flower garden area. In all offering potential to landscape or to offer further parking area.

### FRONT GARDEN



## STREAM



## OFF LYING GARDEN AREA

Ideal allotment space fronting a small stream. Would ideally suit a range of vegetable beds or for general garden area.



## OFF LYING GARDEN AREA (SECOND ANGLE)



## STEEL AND TIMBER OUTBUILDING

21' 0" x 12' 0" (6.40m x 3.66m). Split into two compartments.



## AGENT'S COMMENTS

A delightfully positioned country cottage yet with convenience.

## VIDEO

Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

## TENURE AND POSSESSION

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

## COUNCIL TAX

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

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating,, UPVC double glazing, telephone subject to B.T. transfer regulations, good Broadband speeds available.

## Directions

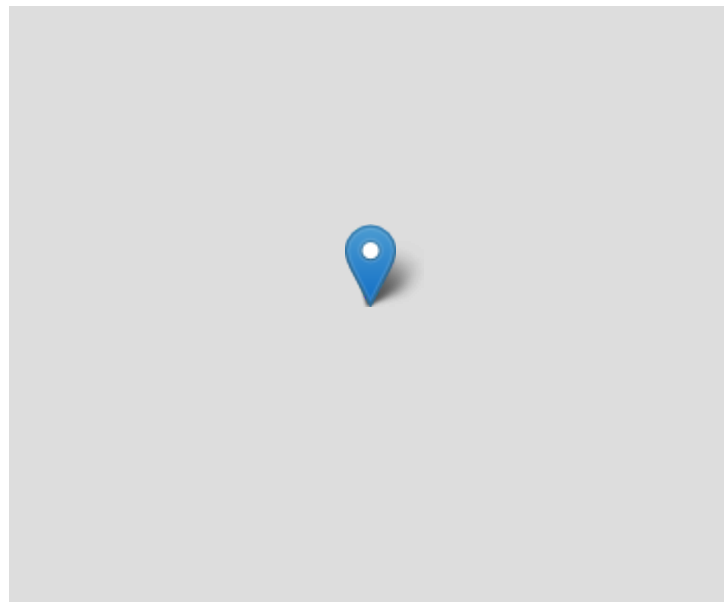
From Lampeter take the A485 Tregaron road. Continue out of Town for approximately one mile until arriving at a sharp right hand bend. Turn left at the bend signposted Silian. Continue for approximately 0.5 of a mile until arriving at Silian. Turn right down the hill towards the Church and cross the bridge. Turn immediately right and the property can be found, being the second on your right 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](mailto:lampeter@morgananddavies.co.uk)

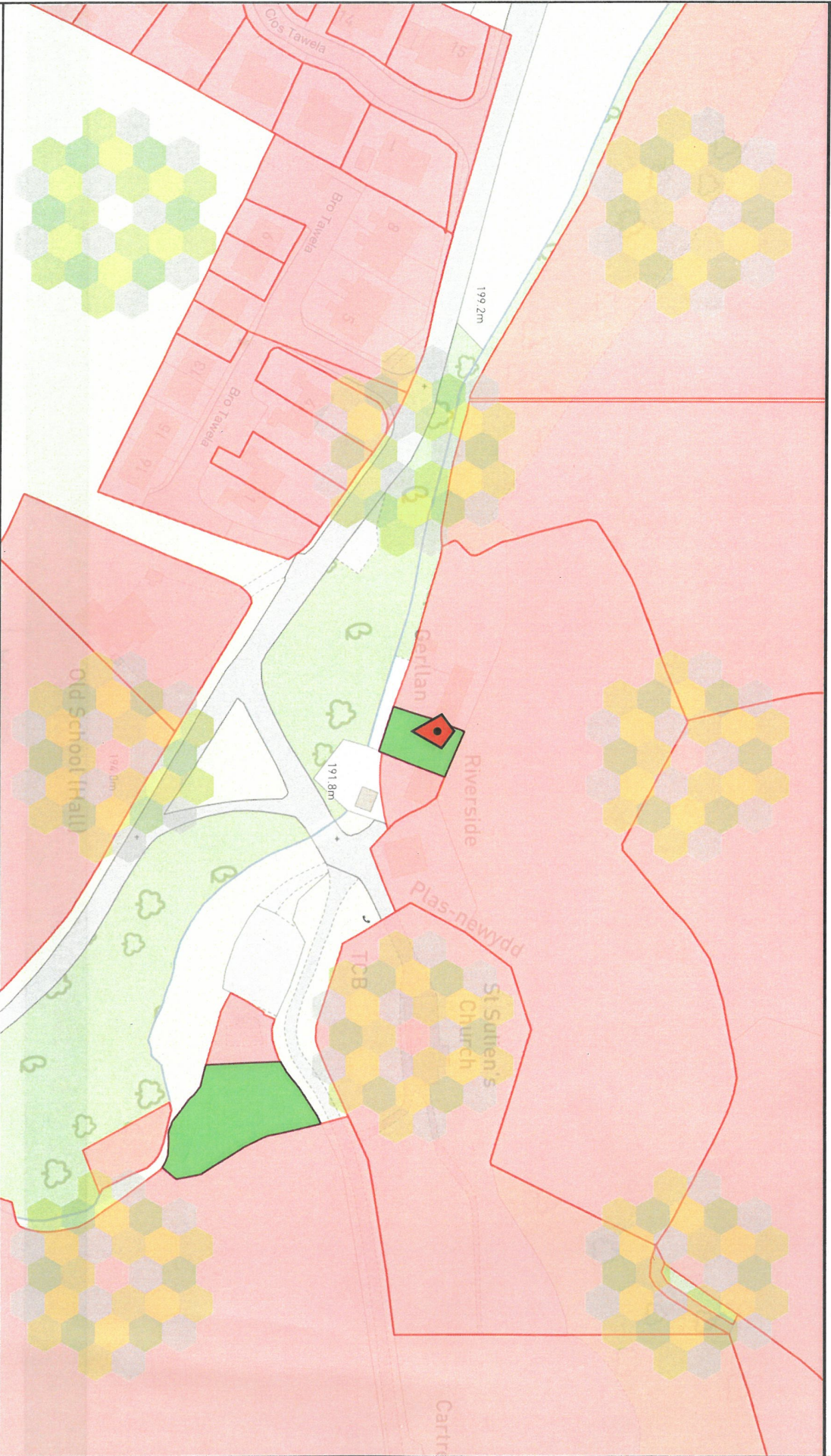
Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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>		
(92-100) <b>A</b>		96
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	25	
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



0 5 10 15 20 25 30 35 40 50m

Map scale 1:1250

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