

**\*\*ATTENTION FIRST TIME BUYERS \*\*** *Comfortable 2 bedroom, semi-detached home with parking, Llwyndafydd, Nr Cwmtdu/New Quay/Llangrannog, Cardigan Bay, West Wales*



**Ty Cornel, 1 Heol Tydu, Llwyndafydd, Near New Quay, Ceredigion. SA44 6LD.**

**£216,000**

**R/4607/RD**

**\*\* ATTENTION FIRST TIME BUYERS/INVESTORS \*\*** Ideal opportunity to get onto the housing ladder **\*\*** Comfortable 2 bedroom semi-detached home **\*\*** Off-road parking for 2 vehicles **\*\*** Close to Cwmtdu/Llangrannog/New Quay **\*\*** Wonderful south facing garden **\*\*** Views over adjoining fields **\*\*** Set in pretty village location **\*\*** Potential to convert the loft into additional accommodation **\*\*No Chain\*\***

The property is located within the popular coastal village of Llwyndafydd, being well located along the Cardigan Bay coastline and approximately 2 miles from the nearby sandy cove of Cwmtdu which has access to the All Wales Coastal Path. Nearby village of Cross Inn offers a good level of local amenities and services including village shop, Post Office, public house, good public transport connectivity. Primary school at Synod Inn is within a 5 minute drive of the property. The fishing village of New Quay is within a 10 minute drive with its sandy beaches, local cafes, bars, restaurants, village shop, primary school and doctors surgery.



**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

## THE ACCOMMODATION

### Entrance Hallway

4' 8" x 13' 5" (1.42m x 4.09m) Accessed via a glass panelled door, radiator, wood effect flooring, access to loft.

### Front Bedroom 1

10' 8" x 9' 3" (3.25m x 2.82m) currently used as an additional sitting room, but provides double bedroom accommodation, radiator, multiple sockets, TV point, window to front.



### Rear Double Bedroom 2

10' 1" x 9' 8" (3.07m x 2.95m) window to rear, multiple sockets. radiator.



### Lounge

14' 1" x 10' 4" (4.29m x 3.15m) with window to front, log burner on a slate hearth, wood effect flooring, multiple sockets, alcove shelving.







### Shower Room

7' 1" x 5' 8" (2.16m x 1.73m) with corner enclosed electric shower, single wash-hand basin, vanity unit, WC, rear window, half tiled walls.



### Kitchen

9' 3" x 13' 9" (2.82m x 4.19m) with oak effect base and wall cupboard units, Formica work top, stainless steel single sink with drainer and mixer tap, space for electric cooker with extractor over, tiled splashback, space for fridge/freezer, side storage cupboard, tiled flooring, access to -







### Utility Room

6' 8" x 10' 4" (2.03m x 3.15m) with a range of base units, accessed via glass door from the kitchen area, single wash-hand basin and work surfaces. Space for washing machine. External door to garden, access to storage cupboard 3'4" x 5'3".



### EXTERNALLY

#### To the Front

The property is approached from the adjoining country road onto a tarmacked front forecourt with space for 2 average size vehicles to park and gated access into a front garden area with a range of raised flower beds and mature planting and trees to borders, connecting footpath to rear garden area.







## To the Rear

Being south facing and enjoying a wonderful aspect over the adjoining fields and the private amenity area. A notable feature of the property.







## Timber Garden Shed

12' 0" x 8' 0" (3.66m x 2.44m)

## 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.

## VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also 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 Website, Facebook and Instagram Pages

## Note -

There is the potential to convert the loft to provide additional accommodation (stc).

## Services

The property benefits from mains water, electricity and drainage. Electric heating system. Wood burning stove. Solar water heating. Extensive rain water capture system. Plumbing remains for propane gas cooker option in kitchen.

Tenure : Freehold

Council Tax Band : B (Ceredigion County Council)

## MATERIAL INFORMATION

---

**Council Tax:** Band B

N/A

**Parking Types:** Driveway. Off Street. Private.

**Heating Sources:** Electric. Wood Burner.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Level access.

**Mobile Signal**

4G data and voice

**EPC Rating:** C (69)

**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 Synod Inn head south towards Cardigan on the A487 and after a mile or so from Synod Inn you will reach a crossroads with a church and railings, take the right hand turn signposted Caerwedros. Proceed for approximately 2 miles into the village of Caerwedros, taking a left hand turning at the village crossroads after the former school. Continue for approximately half a mile until you reach the village of Llwyndafydd, bearing left at the junction, the property is next property on the left hand side as identified by the Agents 'For Sale' board.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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 property please contact :

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

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



Regulated by

**RICS®**