

Regulated by:



Since 1989

An enchanting cottage set in extensive grounds within a popular position. 4 miles from Aberystwyth, West Wales



Cwrt Y Ffansi, Penrhynoch, Aberystwyth, Ceredigion. SY23 3EE.

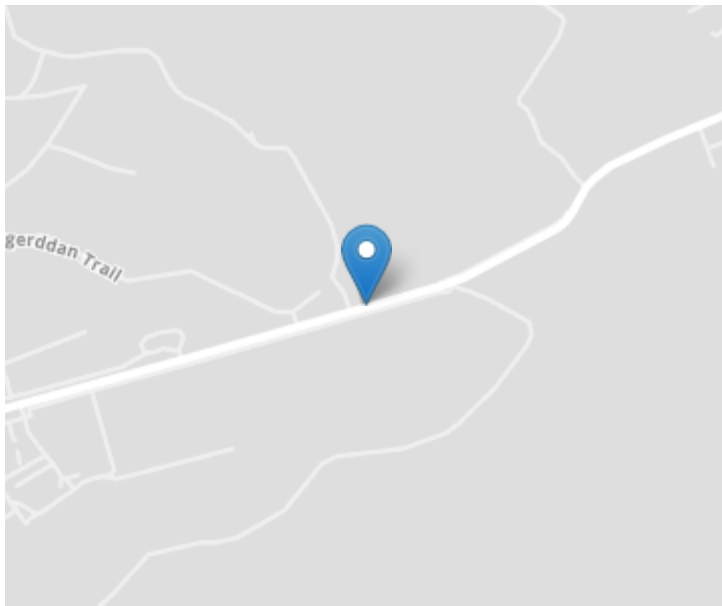
REF: R/3832/LD

£250,000

*** No onward chain *** An enchanting country cottage *** Grade II Listed - Bursting with original character and charm *** Comfortable 3 bedroomed accommodation *** Modern newly fitted kitchen and bathroom *** Sought after location - Outskirts of Penrhynoch *** Close to woodland and country walks

*** Extensive plot with large front and rear garden *** Well stocked cottage garden with raised beds, large lawned areas, patio and a range of ornamental trees *** Attached garage and off street parking *** Charming Gothic style cottage backing onto Gogerddan Woods

*** On a level bicycle route leading directly to Bow Street Train Station *** Walking distance to excellent Village amenities *** 4 miles distant from the University Town of Aberystwyth *** Convenient and an ideal Family home *** Rare and unrivalled opportunity - A magical home *** A must view - A property with this character doesn't come to the market often *** Videos available on our Website – www.morgananddavies.co.uk



LOCATION

The property is situated on the outskirts of the popular Village of Penrhyncoch, being on the fringes of the larger Mid Wales strategic Town of Aberystwyth. The Village itself offers excellent range of facilities including popular local Shop, Post Office, Petrol Station, a renowned local Primary School, excellent playing facilities and rural woodland walks, being a 10 minute drive to Aberystwyth Town Centre offering a wide range of local and national Retailers, regional Hospital, University and National Library, Aberystwyth Arts Centre, Welsh Government Local Authority Offices and National Rail connections. The cottage itself is located opposite the University Agricultural Building (Ivors) and backs onto Gogerddan Woodland.



GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this charming Gothic style 3 bedroomed cottage, being Grade II Listed, and bursting with original character and charm, such as the original flag stone flooring, original doors and staircases, and original arch Gothic windows providing an unique and unrivalled opportunity. The property has recently been

refurbished offering a modern kitchen and bathroom and electric heating.

As a whole it sits within an extensive plot on the outskirts of the Village with large front and rear gardens being well stocked and being an impressive feature to the property. There lies off street parking to the front and it lies on a level cycle route that leads to Bow Street Train Station.

The property in particular now offers the following.



RECEPTION HALL

Having access via an arched Gothic style hardwood door, original flag stone flooring, original staircase to the first floor accommodation, doors opening onto the Sitting Room.

SITTING ROOM

16' 3" x 7' 8" (4.95m x 2.34m). With a feature cast iron fireplace with timber surround, recess with shelving, painted timber flooring, modern electric heater.



SITTING ROOM (SECOND IMAGE)**SITTING ROOM (THIRD IMAGE)****LIVING ROOM**

15' 9" x 11' 1" (4.80m x 3.38m). With an impressive open fireplace now housing the cast iron multi fuel stove, separate space for a former bread oven, understairs storage cupboard, flag stone flooring, window hatch to the Kitchen.

**LIVING ROOM (SECOND IMAGE)****LIVING ROOM (THIRD IMAGE)****KITCHEN**

11' 3" x 11' 0" (3.43m x 3.35m). Recently fitted Shaker style Kitchen with a range of wall and floor units with Beech hardwood work surfaces over, ceramic 1 1/2 sink and drainer unit, space for cooker Range with extractor hood over, plumbing and space for dishwasher, flag stone flooring.



KITCHEN (SECOND IMAGE)**KITCHEN (THIRD IMAGE)****INNER HALLWAY**

With hardwood rear entrance door, plumbing and space for automatic washing machine and tumble dryer.

BATHROOM

7' 8" x 7' 6" (2.34m x 2.29m). A refurbished suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, tiled flooring.

**FIRST FLOOR****FRONT LANDING**

With access to the loft space, modern electric heater.

**BEDROOM 1**

16' 3" x 8' 5" (4.95m x 2.57m). With Gothic style arched windows to the front, cast iron fireplace with a timber surround, stripped wooden flooring, modern electric heater.

**BEDROOM 1 (SECOND IMAGE)**

BEDROOM 2

16' 7" x 7' 5" (5.05m x 2.26m). With a Gothic style arched window to the front, feature cast iron fireplace with timber surround, stripped wooden flooring, modern electric heater.



BEDROOM 3

7' 5" x 5' 9" (2.26m x 1.75m). With an arched Gothic style window to the front, stripped wooden flooring.



REAR LANDING

Leading to attic rooms.

ATTIC ROOM 1

11' 0" x 10' 8" (3.35m x 3.25m). With electric heater, window to the side.

ATTIC ROOM 2

10' 8" x 10' 5" (3.25m x 3.17m). With window to the side.

PLEASE NOTE

These two attic rooms have limited head height.

EXTERNALLY

ATTACHED GARAGE

With double doors opening onto the parking area.

GARDEN

A particular feature of this charming and highly appealing property is its extensive edge of Village plot. The garden lies to the front and rear, being laid to level lawn, being mature and being well stocked.

The front garden offers off street parking and a charming arched pathway leading to the front entrance door.

To the side lies raised vegetable beds that leads onto a newly built patio area that overlooks the mature grounds.

The grounds to the rear are laid mostly to lawn with various patio areas, raised beds and a mature hedge line providing great privacy.

FRONT GARDEN



GARDEN



GARDEN (SECOND IMAGE)**GARDEN (THID IMAGE)****AERIAL VIEW OF GARDEN****GREENHOUSE AND GARDEN SHED****FRONT OF PROPERTY****AERIAL VIEW OF PROPERTY****AGENT'S COMMENTS**

An idyllic country cottage set in a convenient and popular location. A must view.

VIDEOS

Videos available on our Website – 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 property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'E'.

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

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, modern electric heating, single glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Directions


From Aberystwyth take the A487 Coastal trunk road North up Penglais Hill towards Bow Street. After a couple of miles turn right signposted for Penrhyncoch. Proceed over the crossroads to Penrhyncoch, passing Plas Gogerddan on your right hand side. Before approaching the Village Cwrt Y Ffansi can be seen set back on your 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

Videos available on our Website – www.morgananddavies.co.uk

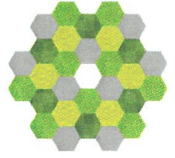
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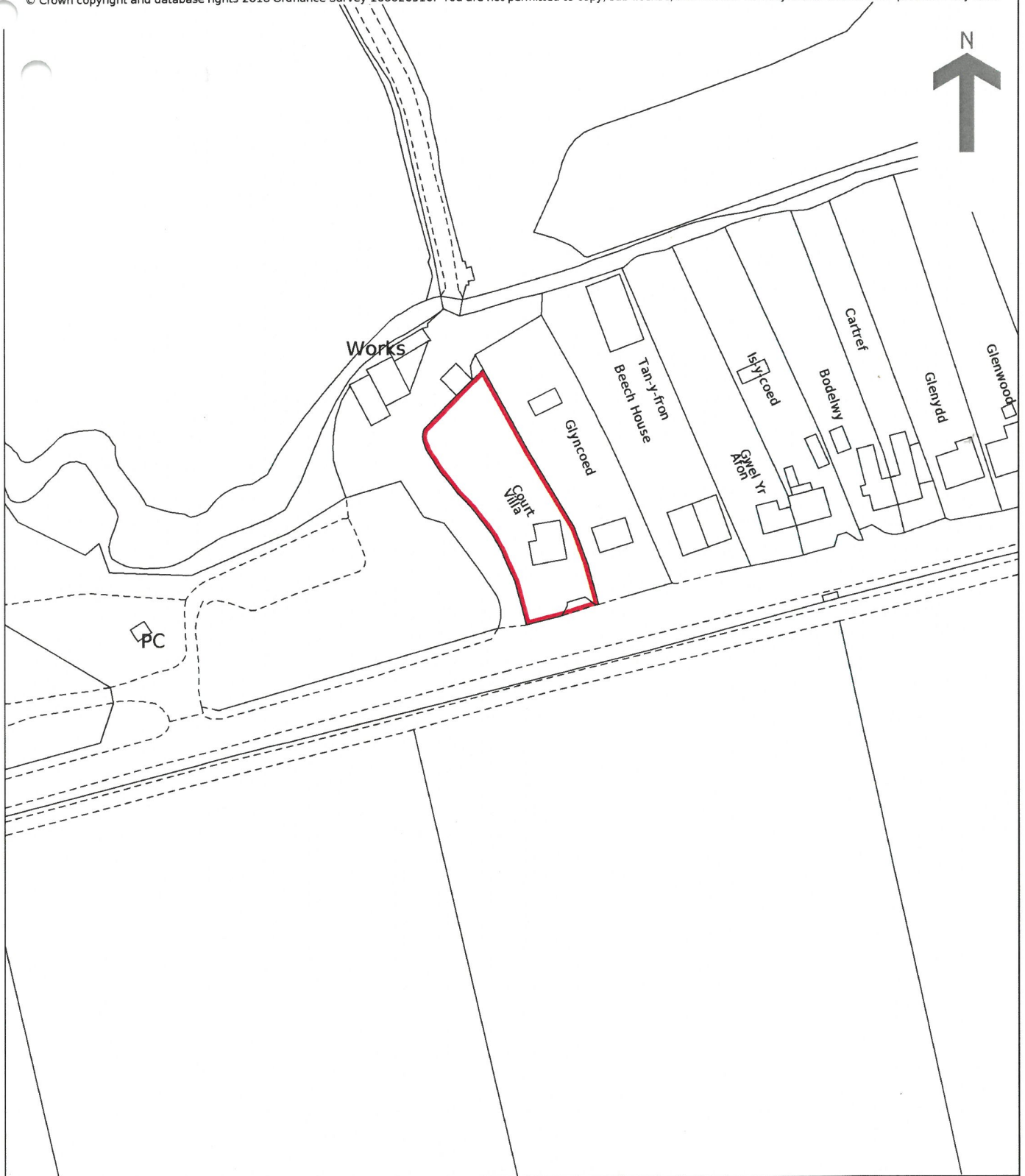
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	14	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

HM Land Registry
Official copy of
title plan

Title number **CYM743082**
Ordnance Survey map reference **SN6383NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**

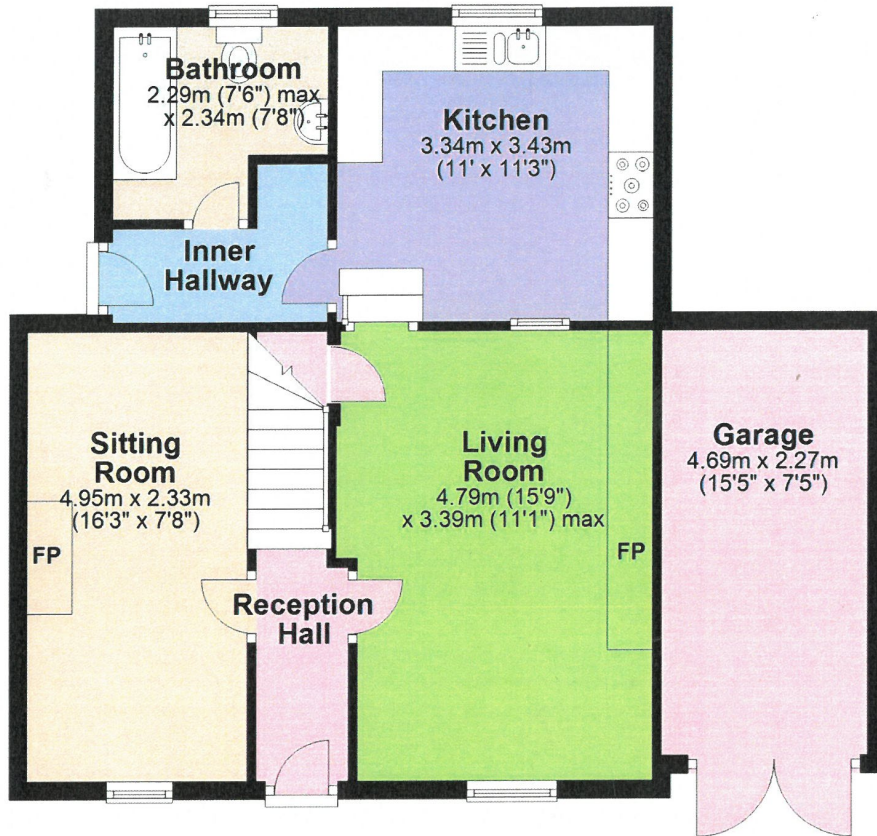


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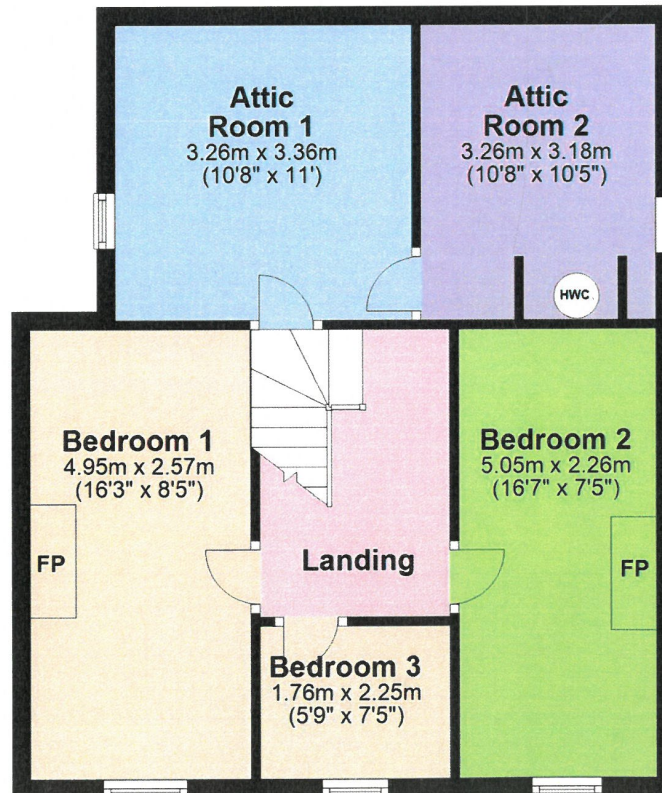
Ground Floor

Approx. 65.3 sq. metres (703.1 sq. feet)



First Floor

Approx. 54.8 sq. metres (589.6 sq. feet)



Total area: approx. 120.1 sq. metres (1292.7 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Cwrt Y Ffansi, Penrhyncoch, ABERYSTWYTH