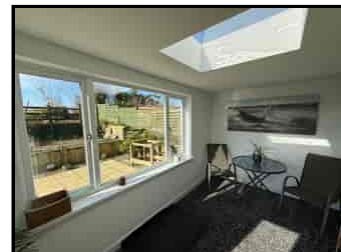


*A charming 2 bedroom character cottage. Located on the edge of the coastal village of Caerwedros, West Wales.*



**3 Fron Villa, Caerwedros, Near New Quay, Ceredigion. SA44 6BN.**

**£285,000**

**Ref R/4549/ID**

**\*\* Attractive 2 bed traditional stone cottage \*\* Full of character and charm \*\*Recently modernised and updated throughout\*\*Beautifully landscaped garden to the rear \*\* Recently tarmaced off road parking for 3 cars \*\*New installed oil boiler\*\* Only a 10 minute drive to the Coast at Cwmtdu \*\* Lovely rural views over adjoining countryside \*\*Fibre optic broadband\*\***

The property comprises of -Front Porch, Character sitting room, kitchen/dining room, shower room, sun room. First floor 2 double bedrooms, upstairs W.C.

Situated in the rural village community of Caerwedros, close to Cardigan bay, near to the villages of Llwyndafydd and Nanternis. Less than 2 miles from Cross Inn which offers an excellent range of amenities including shop, post office, pub etc. The picturesque secluded coves of Cwmtdu on the Ceredigion Heritage coastline are also within some 2 miles distance with the popular coastal resort and seaside fishing village of New Quay some 4 miles. Aberaeron 9 miles and an easy reach of the larger marketing and amenity centres of Aberystwyth, Cardigan and Lampeter.



**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

## GROUND FLOOR

### Front Porch



6' 0" x 4' 7" (1.83m x 1.40m) Via half glazed uPVC door, double glazed windows, dwarf walls, tiled flooring.

### Character Sitting Room

16' 6" x 19' 2" (5.03m x 5.84m) Via recently installed upvc door, inglenook fireplace housing a multi fuel burning stove on a slate hearth, exposed stone surround, alcove, double glazed sash window to front, exposed beams to ceiling, 2 x central heating radiators, double glazed window to side, stairs to first floor, under stairs storage cupboard, wall lights.





### Rear 'L' Shaped Kitchen/Dining Room

17' 4" x 17' 0" (5.28m x 5.18m) (max) With a range of white base and wall cupboard units, Formica working surfaces above, Hotpoint electric over and grill, 4 ring ceramic hobs above, stainless steel extractor hood, tiled splash back, 1½ inset drainer sink, space for tall fridge freezer, plumbing for automatic washing machine and space for tumble dryer, new Worcester combi boiler installed in 2024, central heating radiator, double glazed windows to rear and side, tiled flooring, access hatch to loft, half glazed uPVC door to rear.



### Rear Sun Room

8' 0" x 13' 5" (2.44m x 4.09m) The vendors have invested significantly to improve this room now providing a lovely light and bright sun room with double glazed windows to side and rear, glazed exterior door, spot lights to ceiling, roof light, tiled flooring.



## Shower Room



7' 2" x 8' 2" (2.18m x 2.49m) A modern white suite comprising of an enclosed shower unit with Triton electric shower above, concealed low level flush w.c., wash hand basin, glass white cupboard units and worktop, heated towel rail, frosted window to side, half tiled walls, tiled flooring, extractor fan.

## FIRST FLOOR

### Split Landing

With Velux window to ceiling.

## Double Bedroom 1



10' 7" x 9' 2" (3.23m x 2.79m) Recently re-decorated, with double glazed sash window to front with views over adjoining countryside, Velux window, central heating radiator, fitted cupboard unit.

## Double Bedroom 2

8' 8" x 16' 7" (2.64m x 5.05m) Double glazed sash window to front, views over adjoining countryside, double glazed window to side, central heating radiator.







mostly laid to lawn area having lovely rural views over open countryside.

The garden is laid to 2 tiers. the lower tier offers a patio area laid to slabs with raised beds and dwarf stone walls.

The upper tier offering a large lawned area with recently installed timber garden shed.

### Upstairs W.C

With pedestal wash hand basin, low level flush W.C.

## EXTERNALLY

### To the Front

The vendors have recently invested in a brand new tarmac driveway with ample private parking for 3 cars.



### To the Rear

A beautifully landscaped rear garden being south west facing,







## 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

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](https://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

## Services

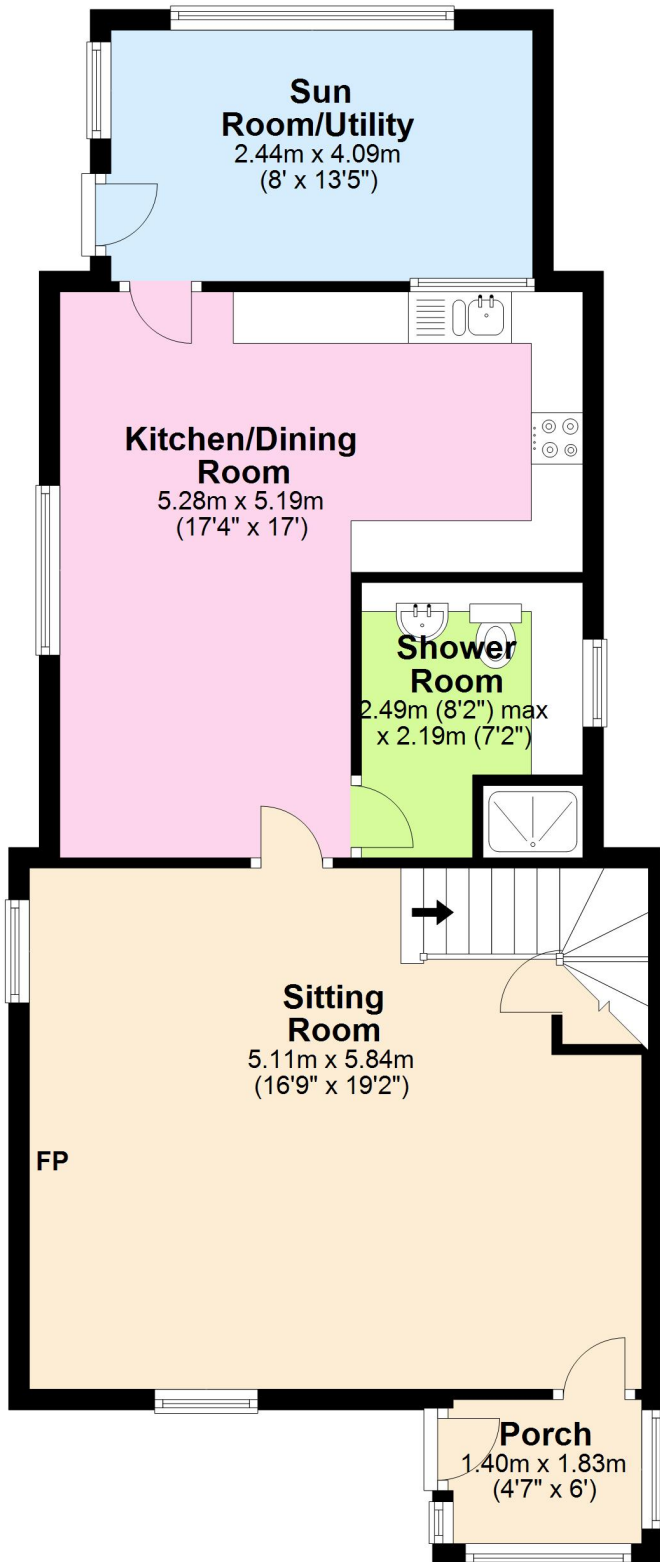
We are advised the property benefits from main water, electricity and drainage. Oil fired central heating. Fibre Optic Broadband.

Freehold.

Council tax band 'C - Ceredigion County Council).

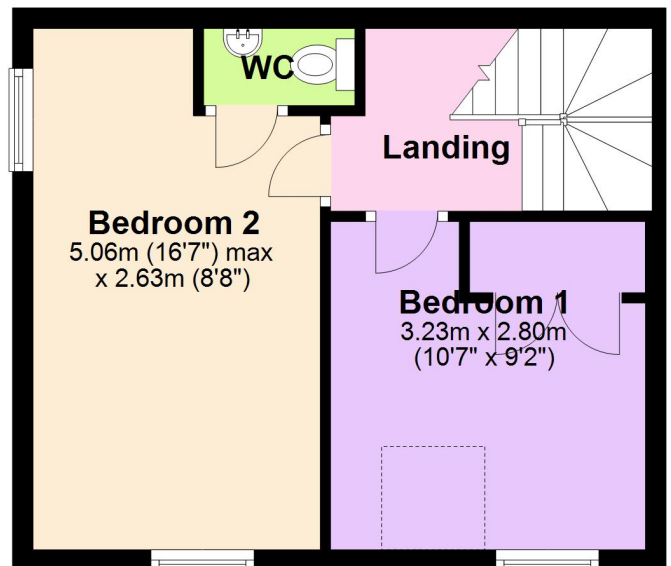
## Ground Floor

Approx. 71.5 sq. metres (769.3 sq. feet)



## First Floor

Approx. 30.0 sq. metres (323.0 sq. feet)



Total area: approx. 101.5 sq. metres (1092.3 sq. feet)

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

**3 Fron Villa, Caerwedros, Llandysul**

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** D (59)

**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

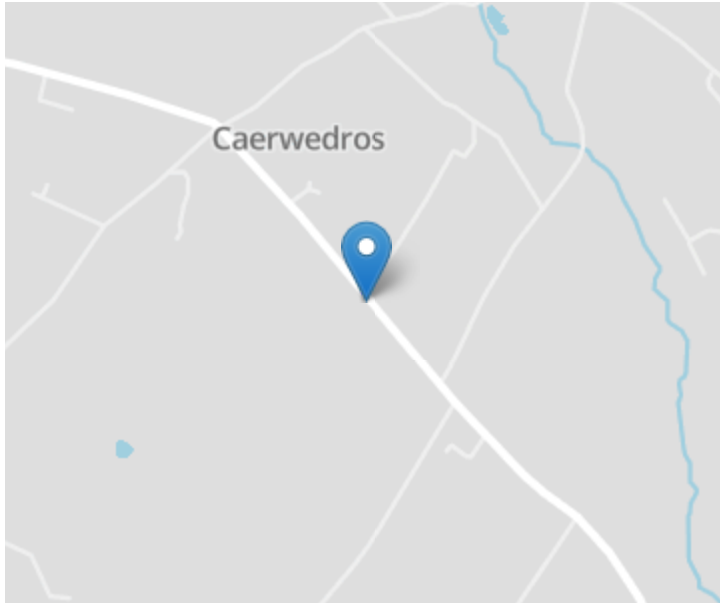
**Is the property listed?** No

**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 Aberaeron proceed south-west on the A487 coast road through the villages of Ffos-y-ffin, Llwyncllyn, Llanarth to Synod Inn. After Synod Inn, proceed for a 1/4 of a mile and take the first right hand turning alongside a small Church onto the Caerwedros road. Follow this road for approximately a mile and you will see the property on the left hand side identified by the Agents "For Sale" board.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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>



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