

*A delightful centre of Village semi detached house with front and rear parking, garage and garden.  
Cwrtnewydd, near Lampeter, West Wales*



**1 Clarence House, Cwrtnewydd, Llanybydder, Ceredigion. SA40 9YN.**

**£175,000**

**REF: R/4830/LD**

\*\*\* No onward chain \*\*\* A delightful centre of Village semi detached house \*\*\* 3 bedroomed accommodation \*\*\* Oil fired central heating and double glazing \*\*\* In need of general modernisation and updating

\*\*\* Tarmacadamed parking to the front and rear of the property \*\*\* Detached garage - 30' x 16' \*\*\* Enclosed walled garden area laid to lawn with established vegetable beds

\*\*\* Pleasant centre of Village location \*\*\* Could provide the perfect Family home or for 1st Time Buyers \*\*\* Convenient to the Towns of Lampeter and Llanybydder and the renowned Cardigan Bay Coast



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## LOCATION

Attractive position within the rural Village Community of Cwrtnewydd, only 3 miles from the Teifi Valley Market Town of Llanybydder offering a good range of local facilities, some 6 miles from the University Town of Lampeter and within easy travelling distance to the Ceredigion Heritage Coastline renowned for its sandy beaches and secluded coves, to the West.

## GENERAL DESCRIPTION

Pleasant Village location overlooking the Nant Cledlyn stream. The property provides 3 bedroomed accommodation along with 2 reception rooms. The property is in need of general modernisation and updating and benefits from oil fired central heating and double glazing.

Externally it enjoys a front and rear driveway. Please note there is a vehicular right of way to the front and Pedestrian access to the rear to the adjoining property.

The property also benefits from a large detached garage/workshop and a walled garden.

It perfectly suits 1st Time Buyers or Family Occupiers.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### FRONT PORCH

With tiled flooring.

## LIVING ROOM

19' 9" x 14' 8" (6.02m x 4.47m). With a modern tiled fireplace, two radiators.



## DINING ROOM

21' 7" x 10' 3" (6.58m x 3.12m). With a rear entrance door, staircase to the first floor accommodation, cast iron multi fuel stove with a tiled splash back and hearth, radiator, boiler cupboard housing the Worcester oil fired central heating boiler.





## DINING ROOM (SECOND IMAGE)



## KITCHEN

10' 3" x 10' 3" (3.12m x 3.12m). A pine fitted kitchen with a range of wall and floor units, ceramic sink and drainer unit with mixer tap, plumbing and space for automatic washing machine, electric cooker point and space, radiator.



## FIRST FLOOR

### LANDING

Leading to

## BATHROOM

Having a 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, two radiators.



## REAR BEDROOM 3

10' 10" x 8' 3" (3.30m x 2.51m). With radiator.



## FRONT BEDROOM 1

14' 7" x 8' 5" (4.45m x 2.57m). With radiator, access to the loft space.





## FRONT BEDROOM 2

14' 7" x 10' 0" (4.45m x 3.05m). With radiator.



## EXTERNALLY

### GARAGE

30' 0" x 16' 0" (9.14m x 4.88m). With double doors to the front and side service door, electricity connected.



### GARAGE (SECOND IMAGE)



## GARDEN

A particular feature of the property is its walled garden area being private and not overlooked having a central path to lawned areas and the established vegetable garden. Currently a blank canvas and perfectly suiting Family occupation.

## FRONT GARDEN AND PARKING



## REAR GARDEN



## REAR GARDEN (SECOND IMAGE)



## PARKING AND DRIVEWAY

The property enjoys a tarmacadamed driveway to the front and rear of the property. PLEASE NOTE the adjoining property has a vehicular right of way to the front of the property to lead onto their property and to the rear a Pedestrian right of way.

## REAR PARKING AREA



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A delightful and sought after Village property with great potential.

## 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 - '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.

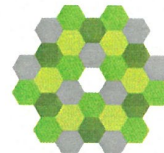
## Services

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

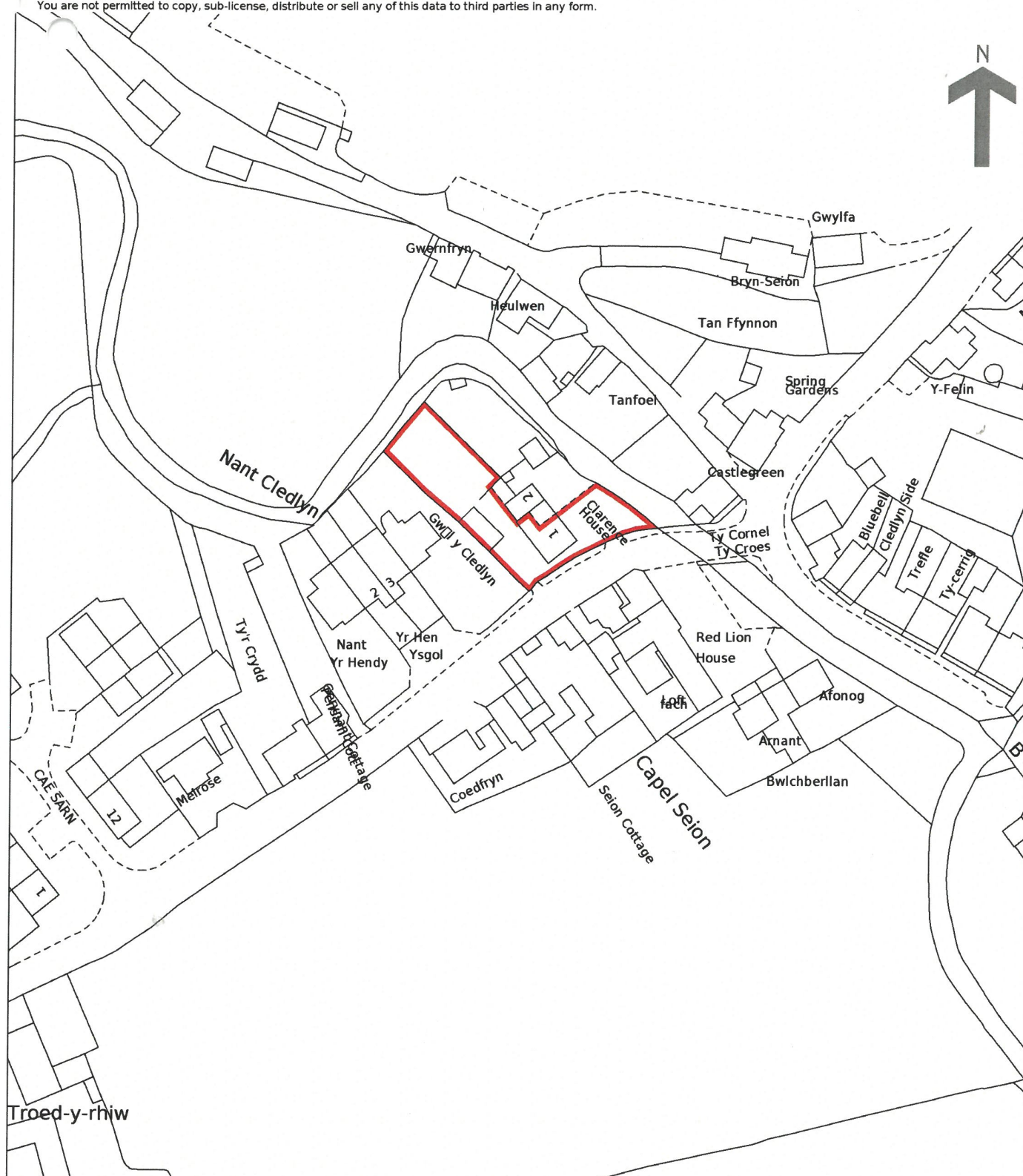


HM Land Registry  
Official copy of  
title plan

Title number **CYM621919**  
Ordnance Survey map reference **SN4847NE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.**

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Double Glazing. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

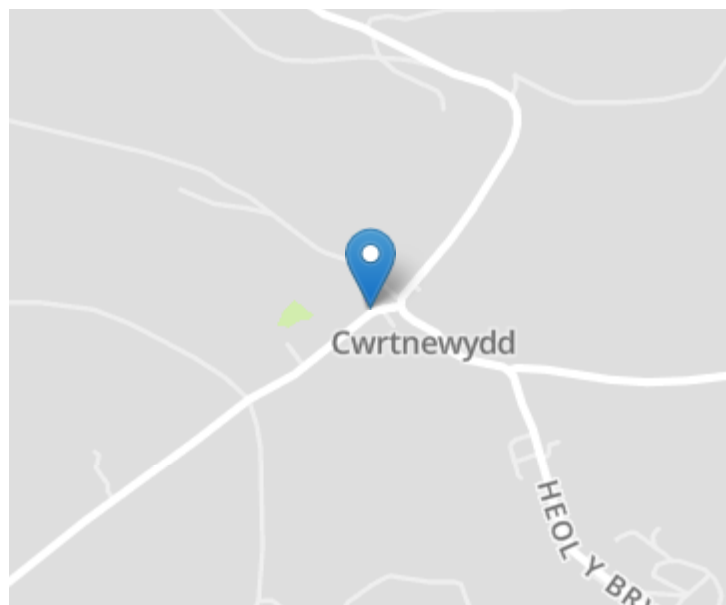
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?**  
Yes

**The existence of any public or private right of way?** Yes



### Directions

From Lampeter take the A475 Newcastle Emlyn road to the Village of Llanwnnen. At the mini roundabout take the second exit onto the B4337 road. At the next junction turn left onto the B4338 road towards Cwrtnewydd. Follow this road for 2.5 miles into Cwrtnewydd. Turn left over the bridge and the property will be found on your right hand side.

**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)

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

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

**Lampeter Office**  
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