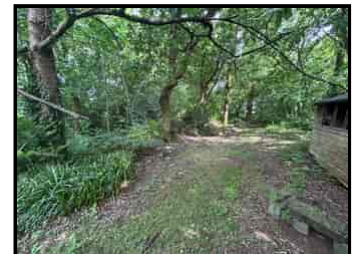


*A detached 2/3 bedroomed country cottage with a surprisingly and extensive garden of around 1 acre. Abermeurig, near Lampeter/Aberaeron, West Wales*



Penlon, Abermeurig, Lampeter, Ceredigion. SA48 8PN.

£325,000

REF: R/4139/LD

\*\*\* Character country cottage \*\*\* 2/3 bedroomed traditional accommodation \*\*\* Surprisingly and extensive garden of around 1 acre \*\*\* Breath taking and convenient location \*\*\* Rural but not remote - Coast and Country

\*\*\* Lovely garden bordering a small stream - Wysg stream \*\*\* Private and well kept garden being a labour of love - Cottage style with level lawns, mature flower meadow and small wooded area \*\*\* Off street parking for two vehicles \*\*\* Prepare to be impressed - A cottage with a lot to offer

\*\*\* 6 miles equidistant from Lampeter and Aberaeron \*\*\* 1.5 miles from Felinfach for all everyday amenities \*\*\* Close to Primary and Secondary Schools \*\*\* A must view - Contact us today



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

## LOCATION

Abermeurig is located in the heart of the Aeron Valley, 6 miles equidistant from the University Town of Lampeter and the Georgian Harbour Town of Aberaeron on the Cardigan Bay Coastline. The local Village of Talsarn is within a mile with local amenities available at Felinfach, being 1.5 miles distant.

## GENERAL DESCRIPTION

A delightful cottage set in extensive grounds. The property enjoys a picturesque location on the edge of the rural Hamlet of Abermeurig. The property enjoys 2/3 bed roomed accommodation benefitting from oil fired central heating and double glazing.

The true beauty of the property lies externally with its surprisingly extensive garden being laid mostly to level lawn with wild flower meadow, woodland garden and the cottage style garden with an abundance of flower and shrub beds.

To the side of the garden lies a small stream offering a picturesque and highly desirable location.

As a whole a property worthy of early viewing and would provide the dream West Wales getaway.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### FRONT PORCH

With front entrance door.

### RECEPTION HALL

With meter cupboard and cloak hanging facilities.

## LIVING ROOM

19' 4" x 15' 6" (5.89m x 4.72m). With an impressive inglenook open fireplace housing a cast iron multi fuel stove with original bread oven, tiled hearth, original beams, two radiators, part vaulted ceiling with roof window.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



**MEZZANINE LOFT OVER/BEDROOM 3**

13' 9" x 10' 2" (4.19m x 3.10m). With timber ladder style staircase, roof window.

**KITCHEN**

18' 8" x 11' 7" (5.69m x 3.53m). A cottage style fitted kitchen with a range of wall and floor units, stainless steel 1 1/2 sink and drainer unit, space for electric/gas cooker stove, radiator, plumbing and space for dishwasher, picture window with fine views over the rear garden, tiled flooring.

**KITCHEN (SECOND IMAGE)****DINING ROOM**

13' 6" x 7' 9" (4.11m x 2.36m). With radiator, built-in cupboards, window overlooking the stream.

**UTILITY ROOM**

9' 9" x 7' 9" (2.97m x 2.36m). With fitted stainless steel sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, rear entrance door to the garden.

## FIRST FLOOR

### LANDING

With radiator and access to the loft space.



### REAR BEDROOM 1

10' 9" x 8' 3" (3.28m x 2.51m). With built-in wall to wall wardrobes, radiator, view over the stream.



### FRONT BEDROOM 2

11' 3" x 7' 7" (3.43m x 2.31m). With radiator and view over the extensive garden.



### BATHROOM

A modern fully tiled 3 piece suite comprising of a panelled bath, corner shower cubicle with Triton electric shower, pedestal wash hand basin, radiator.



### SEPARATE W.C.

With low level flush w.c.

## EXTERNALLY

### GARDEN

Here lies the true beauty. The property enjoys an extensive garden area which you will not fail to be impressed. The garden extends to approximately 1 acre and has been a labour of love to the current Owners and has been divided into different sections with a gravelled patio area that leads onto the cottage style formal gardens with manicured lawned areas and an abundance of flower and shrub borders that consists of Cherry Blossoms, Tulips, Lillian's, Geraniums, Iris, Econops, providing a mass of colour all year round.

As you head through the garden you will come to a wild flower meadow that leads onto the woodland garden area that has been left to nature and a haven for local Wildlife.

The garden is private and not overlooked and provides a peaceful and idyllic location within this breath taking Aeron Valley property.

A property of this calibre does not come to the market often. Its location and desirability is second to none.



### GARDEN (SECOND IMAGE)



### GARDEN (THIRD IMAGE)



### GARDEN (FOURTH IMAGE)



### PATIO AREA



### WOODLAND GARDEN



### GARDEN SHED 1

12' 0" x 10' 0" (3.66m x 3.05m).



### GREENHOUSE

8' 0" x 6' 0" (2.44m x 1.83m).



### GARDEN SHED 2

10' 0" x 8' 0" (3.05m x 2.44m).

### PARKING AND DRIVEWAY

A parking area to the rear of the property.



### FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A surprisingly extensive garden with a delightful cottage.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## 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, private drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

H.M. LAND REGISTRY

TITLE NUMBER

WA 498495

ORDNANCE SURVEY  
PLAN REFERENCE

SN5455-5555

Scale  
1/ 2500

~~COUNTY DYFED~~

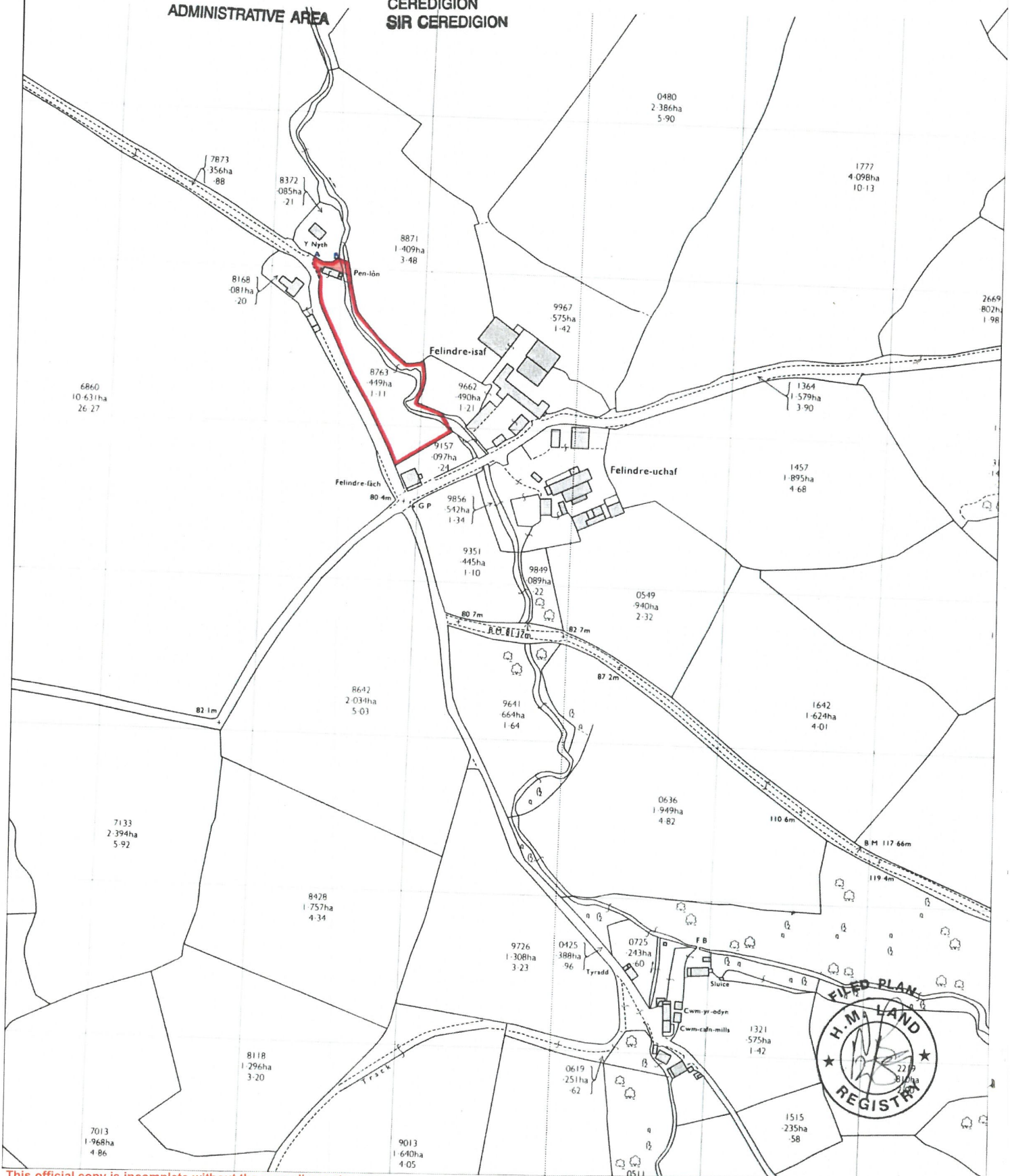
~~DISTRICT CEREDIGION~~

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ADMINISTRATIVE AREA

CEREDIGION  
SIR CEREDIGION

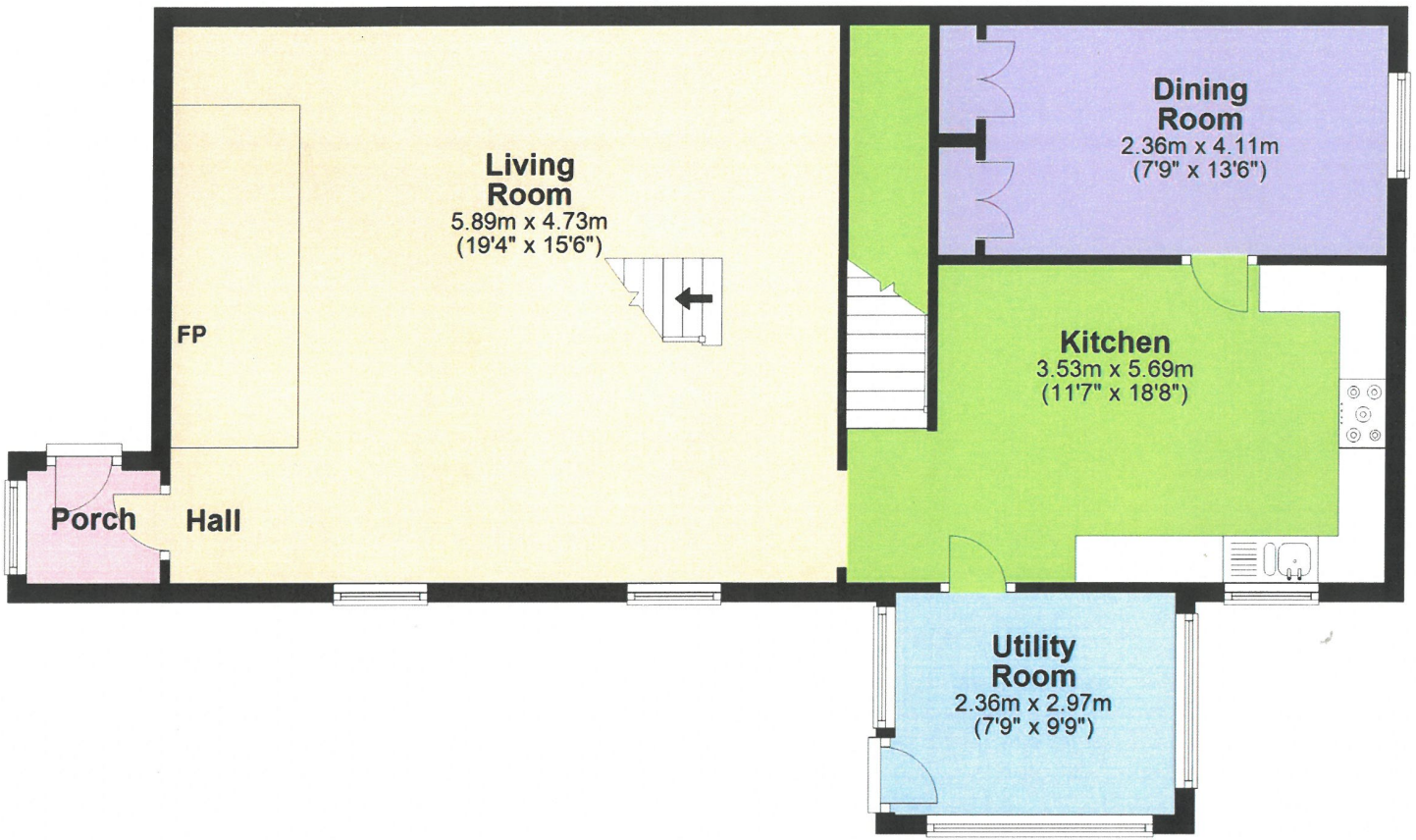


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## Ground Floor

Approx. 94.7 sq. metres (1019.5 sq. feet)



## First Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



Total area: approx. 141.4 sq. metres (1522.3 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

**Penlon, Abermeurig, Lampeter**

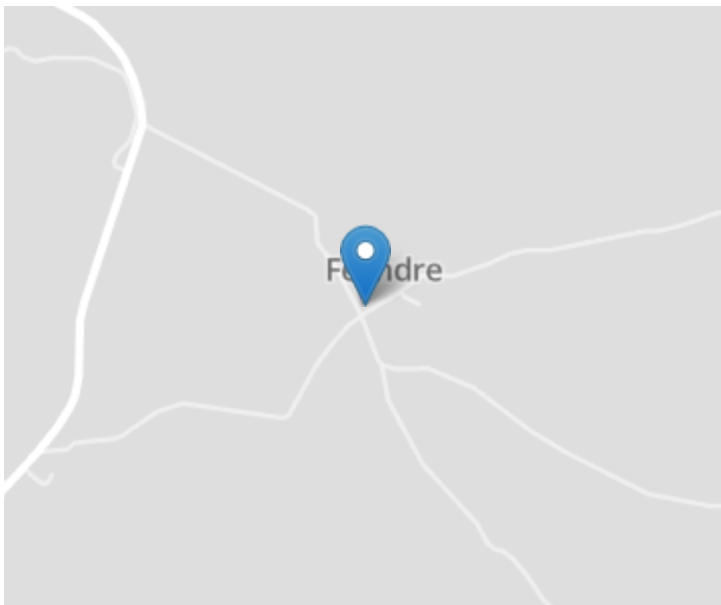
### Directions


From Lampeter take the A482 towards Aberaeron. In Creuddyn Bridge turn right by the thatched farmhouse onto the B4337 Talsarn road. Continue down the hill. At the bottom of the hill take the second road to the right that leads to Abermeurig. The property will be the second property 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](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](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>90</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>48</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

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

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



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