MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A country delight. A traditional 4/5 bedroomed home enjoying spectacular views over the surrounding countryside. Near Lampeter/Llanybydder, West Wales









Tyngrug Cottage Penffordd, Llanwenog, Ceredigion. SA40 9XG.

£339,950

REF: R/4908/LD

*** A spectacular rural location *** A traditional country property *** Well presented 4/5 bedroomed accommodation *** Delightful cottage style kitchen *** Large open plan living room *** Stunning views over Pencarreg and Llanllwni Mountains *** Picturesque rural location - Outskirts of the popular Village of Cwmsychpant *** Hand crafted pine kitchen with original character throughout

*** Potential annexe with ample living/reception rooms *** Home office/gym *** Fantastic Family home close to the nearby Towns of Lampeter, Llanybydder and Llandysul

*** An extensive lawned garden area being private with mature hedge rows and backing onto open country fields *** Large South facing patio area *** Ample off street parking *** Potential to build a garage (subject to consent) *** A country property yet convenient to close nearby Primary and Secondary Schooling *** Perfect for home working with good Broadband speeds available *** A Family home deserving early viewing

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LOCATION

Located just on the outskirts of the popular rural Hamlet of Cwmsychpant, just 3 miles from the Market Town of Llanybydder, 7 miles from the University Town of Lampeter, within 20 or so miles from the County Town and Administrative Centre of Carmarthen, within easy reach of the Ceredigion Coastal Belt at the Seaside and Fishing Village of New Quay and the Georgian and Harbour Town of Aberaeron, both within 11 miles.

GENERAL DESCRIPTION

Tyngrug Cottage offers potential Purchasers with an opportunity to acquire a substantial and well presented 4/5 bedroomed detached country property with generous ground floor accommodation that provides potential for a self contained annexe but is currently utilised as a home office/gym and music room.

The property has been refurbished with a hand crafted pine kitchen and a lovely open plan living room with a brick fireplace.

Externally it enjoys an extensive lawned garden area with a large patio giving a place to sit and relax and enjoying fantastic views over Pencarreg and Llanllwni Mountain Range.

THE ACCOMMODATION

The accommodation at present offers more particularly the following:-

SUN ROOM/BOOT ROOM

13' 5" x 11' 5" (4.09m x 3.48m). With part vaulted ceiling with Velux roof window, tiled flooring, radiator, UPVC side entrance door.

W.C.

With low level flush w.c., corner wash hand basin, also housing the Worcester oil fired central heating boiler that runs all domestic systems within the property.



KITCHEN/DINER

25' 0" x 11' 0" (7.62m x 3.35m). With a fantastic handcrafted pine kitchen with Bespoke wall and floor cupboards, stainless steel sink and drainer unit, integrated fridge, plumbing for a dishwasher, Belling LPG cooker stove with 7 ring gas hob, double oven, grill and warming plate, part tiled flooring, radiator, staircase to the first floor accommodation.



KITCHEN/DINER (SECOND IMAGE)



DINING AREA

With an open tread staircase to the first floor accommodation, Bespoke ceiling light over the dining table.



LIVING ROOM

23' 0" x 13' 8" (7.01m x 4.17m). Charming and full of character, with a large brick inglenook fireplace incorporating a cast iron multi fuel stove, reclaimed stripped oak flooring, fully glazed front entrance door to the garden, feature beams.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



POTENTIAL GROUND FLOOR ANNEXE

INNER HALL

With double door cloak cupboard, access to good sized loft space, radiator.

UTILITY ROOM

10' 6" x 7' 7" (3.20m x 2.31m). With fitted wall and floor units, stainless steel sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer. Possible kitchen for the annexe.



HOME OFFICE/GROUND FLOOR BEDROOM 5

15' 3" x 10' 4" (4.65m x 3.15m). With exposed stone walls, sliding patio doors opening onto the garden area.



GYM/RECEPTION ROOM

22' 0" x 11' 0" (6.71m x 3.35m). With double glazed doors opening onto the garden area. Could offer potential as a further ground floor bedroom.



MUSIC ROOM/OFFICE

9' 0" x 7' 2" (2.74m x 2.18m). With radiator.



FIRST FLOOR

LANDING

With access to the loft space.

BATHROOM

Having a stylish suite with a ceramic roll top bath with shower attachment, corner glazed shower cubicle, low level flush w.c., pedestal wash hand basin, radiator, linen cupboard.



BATHROOM (SECOND IMAGE)



REAR BEDROOM 2

12' 7" x 11' 7" (3.84m x 3.53m). With radiator, stripped wooden flooring, T.V. point.



FRONT BEDROOM 1

13' 9" x 11' 5" (4.19m x 3.48m). With stripped wooden flooring, double aspect windows to the front and side enjoying fantastic views over the surrounding countryside as well as Pencarreg and Llanllwni Mountains.



BEDROOM 3

13' 9" x 5' 7" (4.19m x 1.70m). With radiator.



BEDROOM 4

10' 5" x 6' 4" (3.17m x 1.93m). With radiator, original panelled walls.



EXTERNALLY

GARDEN

The property enjoys an extensive garden area being totally private and not overlooked with mature hedge boundaries. The garden is laid mostly to a level lawned area with a large patio area that extends the full length of the front of the property and having access from all reception rooms. The garden itself is perfect for Family living with amazing vista points to enjoy the views over the surrounding countryside and mountain ranges.



GARDEN (SECOND IMAGE)



PATIO AREA



SPACE FOR POTENTIAL GARAGE

There is a site for a potential garage at the bottom of the garden with rights of way over a rear service lane.

GARDEN SHED

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

PARKING

There is ample off street parking to the side of the property and at the bottom of the garden.



PARKING (SECOND IMAGE)



FRONT OF PROPERTY



VIEW FROM PROPERTY



AGENT'S COMMENTS

A fantastic Family home in a convenient location. Rural but not remote.

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 - 'E'.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

MONEY LAUNDERING REGULATIONS

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).
A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

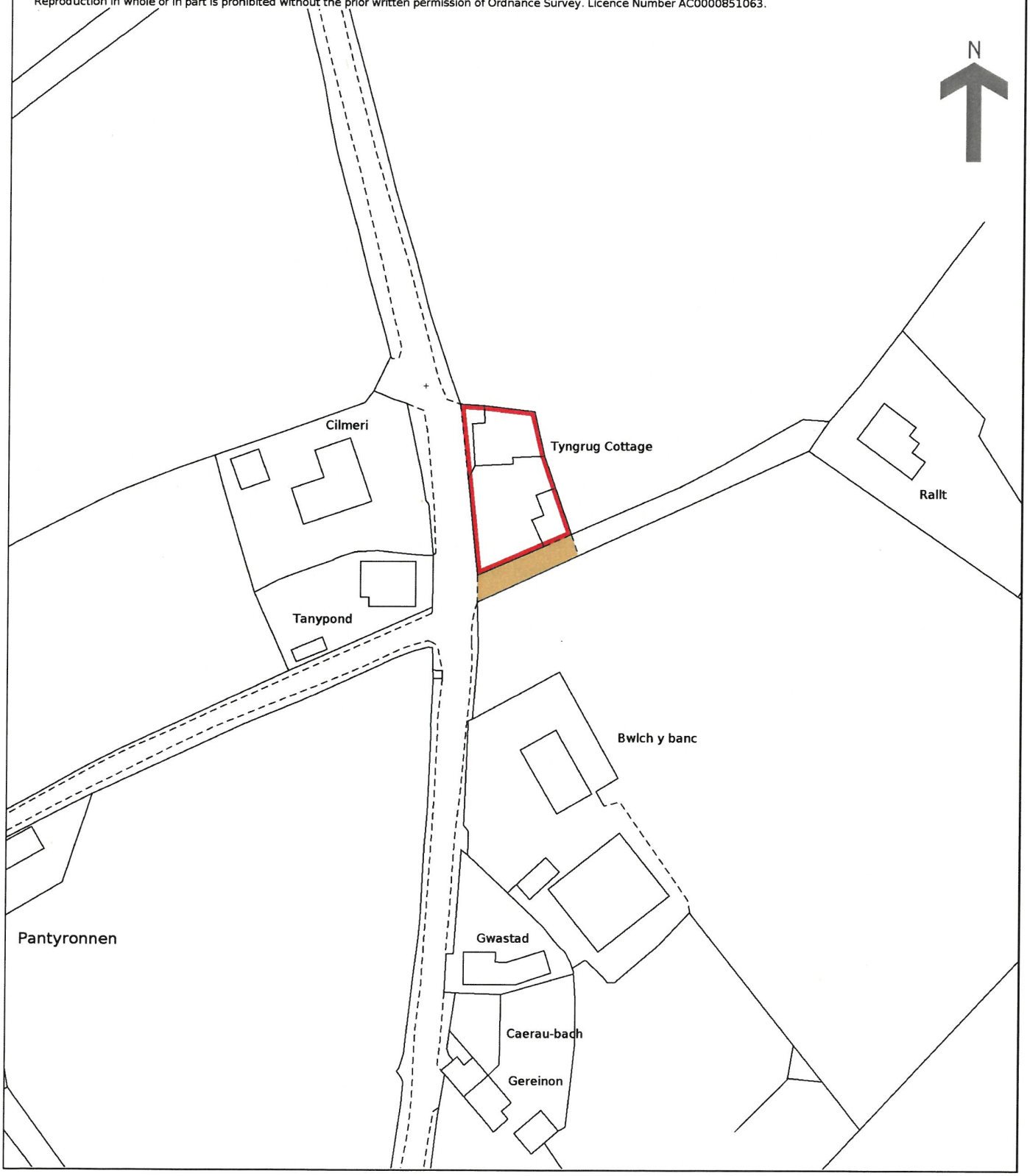
Services

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.

HM Land Registry
Official copy of title plan

Title number **CYM347399**
Ordnance Survey map reference **SN4745SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**

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Ground Floor



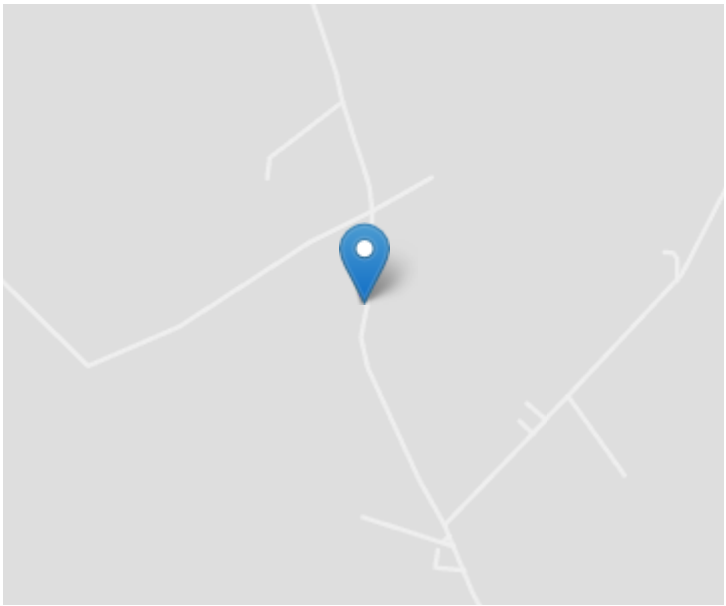
For illustration purposes only, floor-plan not to scale and measurements are approximate

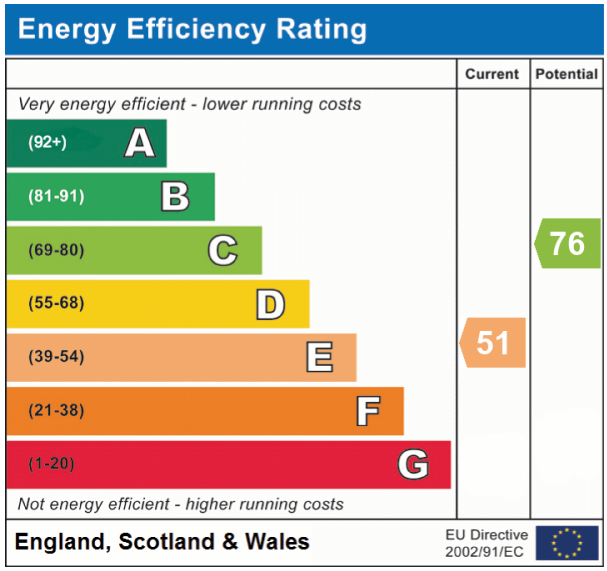

Rear
Bedroom 2
Front
Bedroom 1
Front
Bedroom 4
Front
Bedroom
3

Council Tax: Band E
N/A
Parking Types: Off Street. Private.
Heating Sources: Double Glazing. Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Private Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: E (51)
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

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Directions

From Lampeter take the A475 road West towards the Villages of Llanwnnen and Drefach. Continue up the hill until you reach the Village of Cwmsychpant. As you enter Cwmsychpant take the first left hand turning. Travel on this road for a further 0.5 of a mile and the property will be the first cottage 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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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 :

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