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Local knowledge, National coverage

A Most Quaint Totally Transformed Period Riverside Cottage with pretty extensive cottage gardens. 3 Miles Cardigan Bay Coast - West Wales.









Panteg, Llanarth, Ceredigion, West Wales. SA47 0NQ.

£270,000

REF R/5221/ID

HAS TO BE VIEWED ! **Totally Restored Character Stone Built CottageDelightful and Charming Accommodation**Spacious and Private mature gardens intersected by a lower level small rambling river**Coastal Village Community**High efficiency and low running costs**Convenient to all amenities**3 Miles to sought after coastal resort of New Quay**

The cottage benefits high insulative qualities with air source under floor heating and solar pv panels. The Accommodation arranged on two levels provides a 23ft open plan Living/Kitchen/Dining Room. Luxury Bathroom and to the Lower Level - 2 Bedrooms with Cloak Room and w.c. **HAVE A LOOK INSIDE - YOU WILL BE DELIGHTED ! **

Located within the village community of Llanarth which lies alongside the main A487 coast road and the village offers an excellent range of local amenities including shops, post office, primary school, pub/hotel, filling station, places of worship and is on a bus route. Only some 3 miles inland from the popular coastal resort and seaside fishing village of New Quay and some 4 miles from the Georgian Harbour town of Aberaeron.

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GENERAL

A Period Cottage which has been the subject of an extensive renovation and refurbishment programme with emphasis on Energy Saving and High Insulative Qualities. Has been re-roofed, all internal walls dry lined with roof, walls and floor insulation. Totally re-wired and re-plumbed throughout and with quality of kitchen and bathroom fitments.

All internal doors are Oak and new uPVC Double Glazed Windows throughout.

Provides more particularly as follows -

GROUND FLOOR

Open Plan Living/Kitchen/Dining Room

23' 3" x 11' 9" (7.09m x 3.58m) overall. via Half Glazed Composite Entrance door. With Oak laminate flooring, 2 front aspect windows, and 2 rear aspect windows each with Oak lintels over and providing a lovely aspect over the garden and grounds. Vaulted ceilings with exposed beams and velux window to bring maximum light into the room and with ceiling down lighters and wall lights.

To one end is a Morso wood burning stove on a slate hearth with feature stone wall surround and to the side a built in cupboard which houses the electric consumer unit, meters, central heating air source manifold etc.

To the other end is the Kitchen Area with two walls having a fully fitted range of modern base and wall cupboard units with Formica working surfaces, base cupboards with pan drawers and matching fitted wall cupboards, single drainer sink unit with mixer taps, integrated appliances including a Kenwood fridge and Hoover Freezer, Logic Dishwasher, Candy oven and Beko electric hob unit over with cooker hood, part tiled walls.



















Bathroom

10' 0" x 9' 3" (3.05m x 2.82m) (max) with Travertine tiled floor and matching pvc lined walls. A Free standing double ended bath with mixer taps, vanity unit with inset wash hand basin, oval illuminated mirror over, low level flush toilet, heated towel rail and a large corner shower cubicle with power jet dual head shower, curved shower doors, extractor fan, front opaque window.





LOWER GROUND FLOOR

A Spiral staircase from the Living Area descends to the lower

ground floor which provides -

Small Hallway

With tiled floor.

Cloak Room off



With tiled floor, low level flush toilet, vanity unit with inset wash hand basin and an illuminated mirror over.

Bedroom 1





11' 0" x 7' 1" (3.35m x 2.16m) with Oak laminate flooring, built in cupboard, ceiling down lighters, rear aspect window.

Bedroom 2







11' 0" x 8' 8" (3.35m x 2.64m) with oak effect laminate flooring, alcove with natural stone sill, large rear aspect window overlooking garden, ceiling downlighters, side half glazed composite door exterior door.

EXTERNALLY

To the Front





The property has frontage to a small village lane. A side pedestrian gateway with steps descends to a -

Side Planked/Decking Area

Which provides a lovely sitting space overlooking the river. Utility Cupboard which has plumbing for a compact automatic washing machine.

There is a small outside patch for growing vegetables.

The Grounds

A wide well constructed timber planked bridge with glazed side panels leads across the river to the gardens.

The grounds are a particular feature of the property being very extensive, currently laid down to established grassed areas with mature ornamental trees, Oak trees, Apple trees etc and all contained within mature boundaries to give privacy.

























TENURE

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

MONEY LAUNDERING

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 ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@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

Services

Mains Electricity, Water and Drainage. Air Source Under Floor Heating. Solar PV Panels connected to the Grid.

Council Tax Band C (Ceredigion County Council).

Tenure - Freehold.

PLEASE NOTE - There is sign of Japense Knotweed on the rive bank and the vendors have instructed a treatment plan.

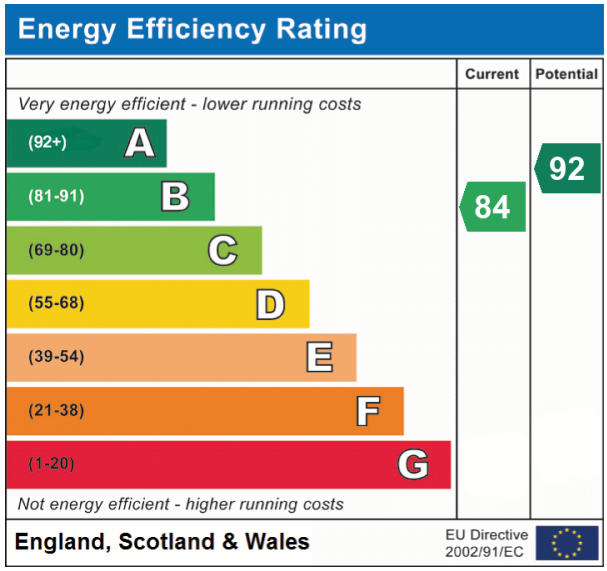
MATERIAL INFORMATION

Council Tax: Band C
N/A
Parking Types: On Street.
Heating Sources: Air Source Heat Pump. Solar.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: B (84)
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 Aberaeron proceed South West on the A487 coast road through the villages of Ffosyffin and Llwyncelyn onto the next village of Llanarth. As you enter the village of Llanarth drive down hill into the centre of the village and turn right just before the village shop. The property will be seen immediately on the right hand side.

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

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