MORGAN & DAVIES
EST. 1989

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A charming country cottage with approximately 0.5 of an acre of grounds. Llandyfriog, near Newcastle Emlyn, West Wales









Fron Fallen, Llandyfriog, Newcastle Emlyn, Ceredigion. SA38 9HB.

£299,950

REF: R/5308/LD

*** Motivated Sellers *** An attractive 3 bedroomed character cottage *** Traditional charm and original features retained *** Enhanced modern comforts and everyday conveniences *** Spacious free standing fitted kitchen *** Tastefully presented accommodation throughout *** Oil fired central heating and double glazing

*** Extensive grounds extending to approximately 0.5 of an acre *** Useful range of outbuildings including utility room, workshop and storage shed *** Timber built summerhouse and decking/seating area *** Established orchard and a variety of fruit bushes *** Ample gravelled driveway and parking area *** Delightful rural setting with a high degree of privacy

*** Conveniently located just a 5 minute drive from Newcastle Emlyn *** Ideal Family home, country retreat or a lifestyle property *** Viewing highly recommended to fully appreciate all that is on offer

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LOCATION

Conveniently located just 3 miles from the Market Town of Newcastle Emlyn in the heart of the Teifi Valley, located beside the A475 Newcastle Emlyn to Lampeter road, within a 15 minute drive (10 miles) of the Cardigan Bay Coast at Llangrannog and Aberporth and within easy commuting distance to the County Town and Administrative Centre of Carmarthen, the Market Town of Cardigan and the University Town of Lampeter.

GENERAL DESCRIPTION

Nestled within a delightful rural setting this attractive and characterful 3 bedroomed cottage offers the perfect blend of traditional charm and modern day convenience. The property has been tastefully maintained and improved by the current Owners retaining its period appeal whilst providing comfortable and practical Family accommodation. Particular features include the spacious free standing Kitchen, cosy living spaces and well presented interiors throughout.

Externally the property truly excels standing within generous grounds of approximately 0.5 of an acre. The garden provides a wonderful environment for Families, keen Gardeners and those seeking a more self sufficient lifestyle with an established orchard, fruit bushes, decked entertaining area and a charming summerhouse.

A useful range of outbuildings including a utility room, workshop, storage shed offers excellent versatility for hobbies, home working or for additional storage requirements.

Despite the peaceful countryside position the property remains conveniently located beside the A475 road being just a short 5 minute drive to the thriving Market Town of Newcastle Emlyn offering a wide range of everyday amenities, Shops, Cafes and Schooling. A delightful highly appealing country home that must be viewed to be fully appreciated.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

LIVING ROOM

15' 8" x 13' 4" (4.78m x 4.06m). With a traditional stable style entrance door, slate flooring, open fireplace housing a large cast iron multi fuel stove on a slate hearth, traditional staircase to the first floor accommodation with large understairs storage cupboard, cast iron replica pillared radiator, beamed ceiling, fitted alcove bookcase.









SITTING ROOM



13' 4" x 10' 0" (4.06m x 3.05m). With slate flooring, open fireplace housing a cast iron multi fuel stove on a slate hearth, beamed ceiling, cast iron replica pillared radiator.

KITCHEN



13' 7" x 10' 5" (4.14m x 3.17m). A spacious free standing Kitchen with fitted shelving with fabric curtains, Belfast sink with mixer tap, solid fuel Rayburn Range, dresser and Oak sideboard, original Kitchen Maid, side entrance door, slate flooring.

KITCHEN (SECOND IMAGE)



FIRST FLOOR

LANDING



Approached via a staircase from the Living Room with original brass stair rods, access to the loft space, Positive Input ventilation system.

BEDROOM 1



13' 5" x 9' 2" (4.09m x 2.79m). With double aspect windows, feature fireplace with surround, radiator.

BATHROOM

Having a 3 piece suite comprising of a panelled bath with Triton shower over, low level flush w.c., pedestal wash hand basin, radiator, extractor fan, shaver point.



BEDROOM 2

13' 5" x 10' 3" (4.09m x 3.12m). With radiator, feature fireplace with surround, walk-in wardrobe.



BEDROOM 3

13' 8" x 10' 2" (4.17m x 3.10m). With double aspect windows, radiator.



EXTERNALLY

OUTHOUSES

Comprising of:-

UTILITY ROOM



5' 9" x 3' 8" (1.75m x 1.12m). With plumbing and space for automatic washing machine and tumble dryer, cold running tap.

COVERED PATIO AREA



STORE SHED

7' 9" x 5' 6" (2.36m x 1.68m).

WORKSHOP



11' 6" x 10' 9" (3.51m x 3.28m). With fitted work bench, double aspect windows, electricity connected.

WORKSHOP (SECOND IMAGE)



BIKE SHED

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

TOOL SHED

7' 8" x 5' 0" (2.34m x 1.52m). Of steel and timber construction.

OUTSIDE GYM



14' 0" x 7' 0" (4.27m x 2.13m). Of cedarwood construction.

SUMMERHOUSE/STUDIO



15' 8" x 7' 3" (4.78m x 2.21m). Of timber construction with various electric points.

RAISED DECKING AREA



BBQ SHED

5' 0" x 4' 0" (1.52m x 1.22m).

COMPOSTING AREA

HERB GARDEN



A delightful herb garden provides an excellent selection of home grown culinary herbs complimenting the property's productive outdoor environment.

GARDEN



The property enjoys beautiful established grounds extending to approximately 0.5 of an acre offering a wonderful balance of sloping lawned gardens, productive growing areas and relaxing outdoor space. Surrounding the cottage are mature gardens with an abundance of shrubs, plants and a seasonal colour together with an established orchard and a variety of fruit bushes ideal for those wishing to embrace a country lifestyle.

An attractive decked seating area and a summerhouse create the perfect space for outdoor entertaining, al-fresco dining or simply enjoying the peaceful rural surroundings.

The grounds are further enhanced by the ample gravelled parking area and a useful range of outbuildings making this an attractive and practical Family home in a picturesque countryside setting.

GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



GARDEN (FIFTH IMAGE)



FRONT OF PROPERTY



WILDLIFE POND



REAR OF PROPERTY



PARKING AND DRIVEWAY



Ample gravelled driveway and parking area.

AGENT'S COMMENTS

A delightful country cottage in a convenient position. Perfectly suiting Family accommodation.

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 - 'E'.

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.

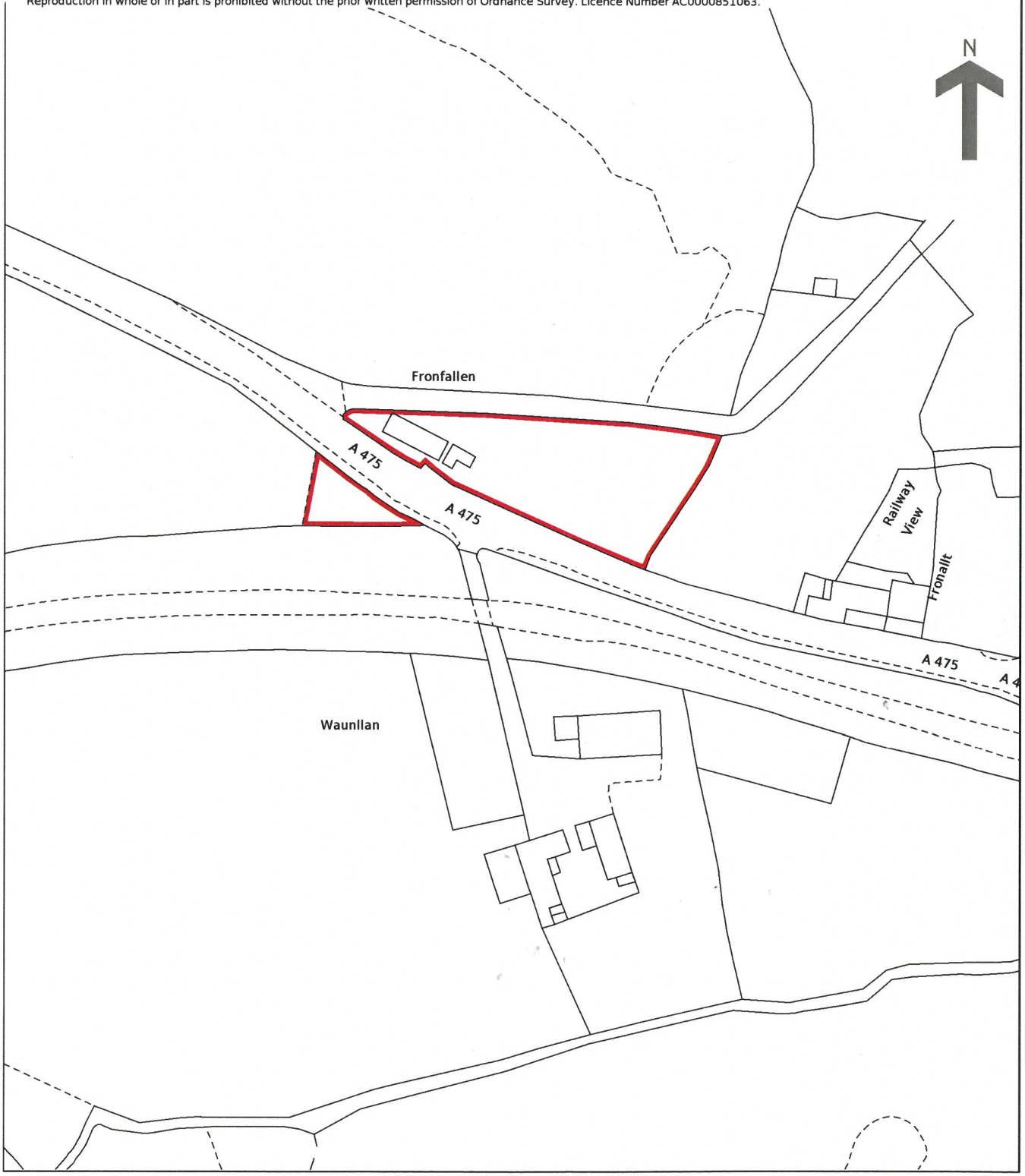
Services

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.

HM Land Registry
Official copy of title plan

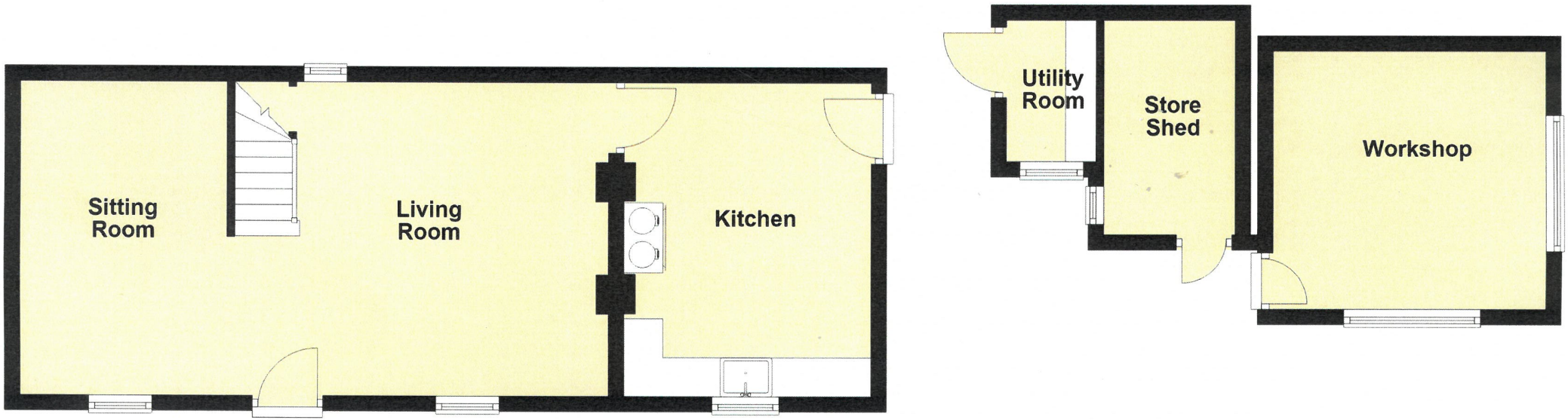
Title number **CYM472695**
Ordnance Survey map reference **SN3341SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**

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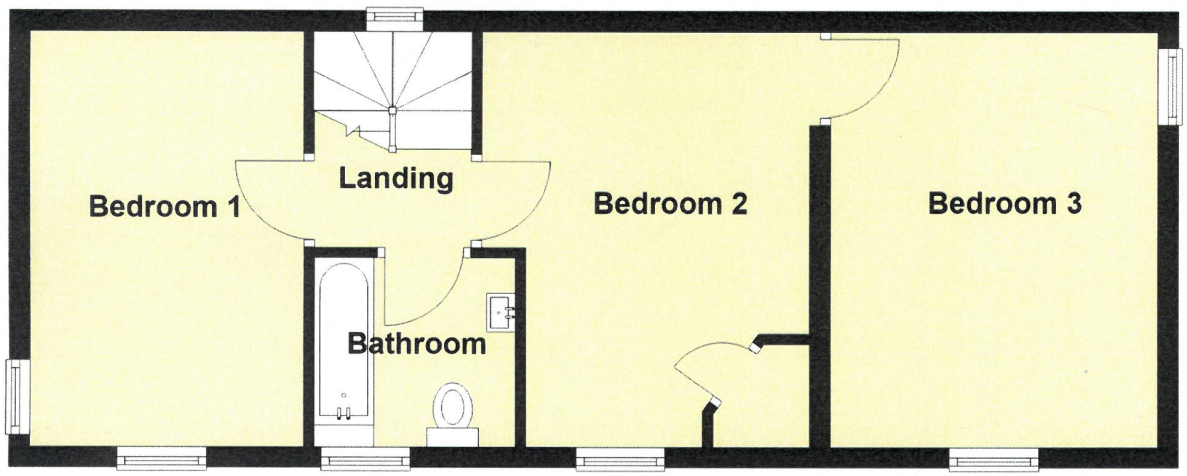


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Ground Floor



First Floor

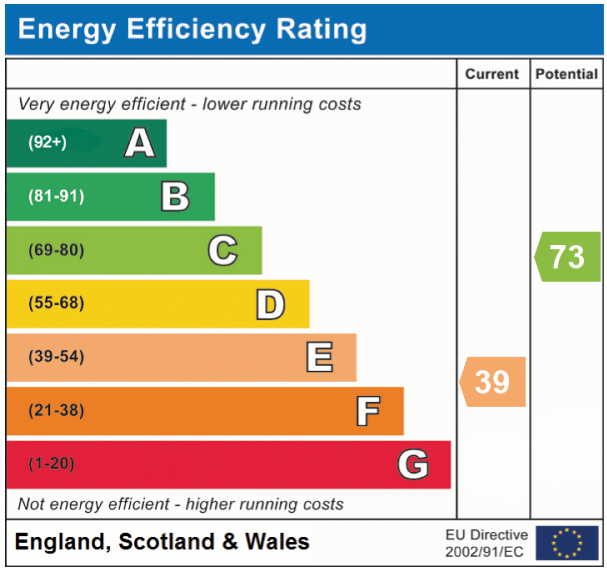


Council Tax: Band E
N/A
Parking Types: Driveway. Private.
Heating Sources: Double Glazing. Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Private Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: E (39)
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 Newcastle Emlyn take the A475 road West towards Lampeter. Proceed along the A475 road to Llandyfriog. Continue through the Village of Llandyfriog. Continue past two lay-by's on your left hand side. Continue through the small wooded area and Fron Fallen will be the first 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

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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