MORGAN & DAVIES
EST. 1989

Regulated by RICS

Estate Agents | Property Advisers
Local knowledge, National coverage

A distinctive country residence with breath taking views across the Cambrian Mountains. Ystrad Meurig, West Wales









Cambrian Cottage, Ystrad Meurig, Ceredigion. SY25 6AA.

£435,000

REF: R/5347/LD

*** Impressive detached country residence full of character and charm *** Beautifully presented 3 bedroomed accommodation *** Traditional character seamlessly combined with modern day comfort *** Oil fired central heating and double glazing throughout *** Stylish fitted kitchen and contemporary bathroom suites *** Spectacular far reaching views across the Cambrian Mountains and Cors Caron Nature Reserve

*** Beautifully landscaped gardens with an extensive entertaining patio *** Glass balustrade perfectly positioned to maximise the outstanding views *** Well maintained lawned gardens with a stunning countryside backdrop *** Productive vegetable garden with raised beds, potting shed and workshop *** Private parking to both the front and rear of the property

*** Spectacular far reaching views across the Cambrian Mountains and Cors Caron Nature Reserve *** A truly unique lifestyle home in an idyllic rural setting *** Early viewing highly recommended

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

www.morgananddavies.co.uk

LOCATION



The property is well positioned within the rural Community of Ystrad Meurig nestled at the foothills of the Cambrian Mountains with attractive views over the Cors Caron Nature Reserve in the distance and backing onto open farmland to the rear. The property lies approximately 1.5 miles from the Village of Pontrhydfendigaid with Shop, Primary School, Public Houses and Places of Worship, some 14 miles distant from the Town of Lampeter to the South and Aberystwyth to the North.

GENERAL DESCRIPTION

Set within a spectacular rural setting this impressive country home offers an exceptional blend of traditional character and contemporary living. Thoughtfully modernised whilst retaining the charm and warmth of a period property the accommodation is beautifully presented throughout featuring stylish interiors, quality fixtures and fittings and a welcoming atmosphere ideal for modern Family life.

The property enjoys an enviable position with panoramic views stretching across the Cambrian Mountains and the renowned Cors Caron Nature Reserve creating an ever changing backdrop to this remarkable home. Whether enjoyed from the principal rooms or the extensive outdoor entertaining space the scenery is simply breath taking.

The beautifully landscaped gardens have been carefully designed to complement the property's stunning surroundings. A generous paved terrace with contemporary glass balustrading provides the perfect space for outdoor dining and entertaining whilst making the most of the far reaching views. Beyond lies an attractive lawned garden together with a productive vegetable garden featuring raised beds, a useful potting shed and workshop making this an ideal home for keen Gardeners and those seeking the country lifestyle. Private parking is available to both the front and rear of the property.

A truly outstanding country home that successfully combines timeless character, quality modern living and one of the finest rural outlooks the area has to offer. Viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Having access via a solid Oak entrance door with side glazed panels, Ruabon tiled flooring, Oak beamed ceiling, exposed Oak and dowel walls, Oak staircase to the first floor accommodation.

GROUND FLOOR CLOAKROOM

With low level flush w.c., wash hand basin, tiled walls, extractor fan.

LIVING ROOM

21' 7" x 11' 10" (6.58m x 3.61m). With an impressive brick built inglenook fireplace with a cast iron multi fuel stove with Oak beam over, brick hearth, Oak beamed ceiling, French doors to an elevated terrace providing views over the Cambrian Mountains.



LIVING ROOM (SECOND IMAGE)



KITCHEN

21' 7" x 12' 5" (6.58m x 3.78m). A modern Shaker style fitted Kitchen with a range of wall and floor units with work surfaces over, single sink and drainer unit with mixer tap, integrated Bosch appliances consisting of washing machine, 4 ring electric hob with extractor hood over, electric oven, fridge and freezer, Ruabon tiled flooring, stable side entrance door, French doors opening onto an elevated terrace with views.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



FIRST FLOOR

GALLERIED LANDING

With a stunning floor to ceiling window, airing cupboard with radiator and shelving, separate linen store/store cupboard.



PRINCIPLE BEDROOM

15' 3" x 11' 10" (4.65m x 3.61m). With exposed Oak beams, radiator, rear window enjoying views of the garden and the countryside beyond.



EN-SUITE SHOWER ROOM

A modern suite comprising of a corner shower cubicle, pedestal wash hand basin, low level flush w.c., part tiled walls, ceramic tiled flooring, radiator, spot lighting, extractor fan.



BATHROOM

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



BEDROOM 2

12' 5" x 10' 7" (3.78m x 3.23m). With radiator, loft access, enjoying views over the Cors Caron Nature Reserve and the Cambrian Mountains.



BEDROOM 3

12' 4" x 10' 7" (3.76m x 3.23m). With radiator, attractive views over the rear garden and the surrounding countryside.



LOFT AREA

Accessed via a drop down ladder from Bedroom 2 with two Velux roof windows, being fully boarded, power and lighting. This is ideal for further accommodation (subject to consent).

EXTERNALLY

CELLAR STORAGE AREA

Housing a Grant oil fired central heating boiler running the hot water and domestic systems within the property. Also useful storage for the garden.

BESPOKE POTTING SHED



WORKSHOP

12' 0" x 8' 0" (3.66m x 2.44m). Of cedarwood construction with electricity connected.



GARDEN

The gardens are a particular feature of the property having been thoughtfully landscaped to create an attractive and highly usable outdoor space that perfectly complements its stunning rural setting. A generous paved terrace with contemporary wire balustrading provides an exceptional entertaining area ideally positioned to capture the uninterrupted panoramic views across the Cambrian Mountains.

Beautifully maintained lawned gardens create a wonderful backdrop for family enjoyment while the productive vegetable garden complete with raised beds, potting shed and workshop offers an excellent opportunity for those with a passion for gardening or sustainable living.

The grounds enjoy a high degree of privacy and tranquillity making them the perfect place to relax and appreciate the surrounding countryside.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



GARDEN (FIFTH IMAGE)



GARDEN (SIXTH IMAGE)



VEGETABLE GARDEN



PARKING

Private parking is available to both the front and rear of the property.

FRONT OF PROPERTY



REAR OF PROPERTY



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 - To be confirmed.

LAND TRANSACTION TAX

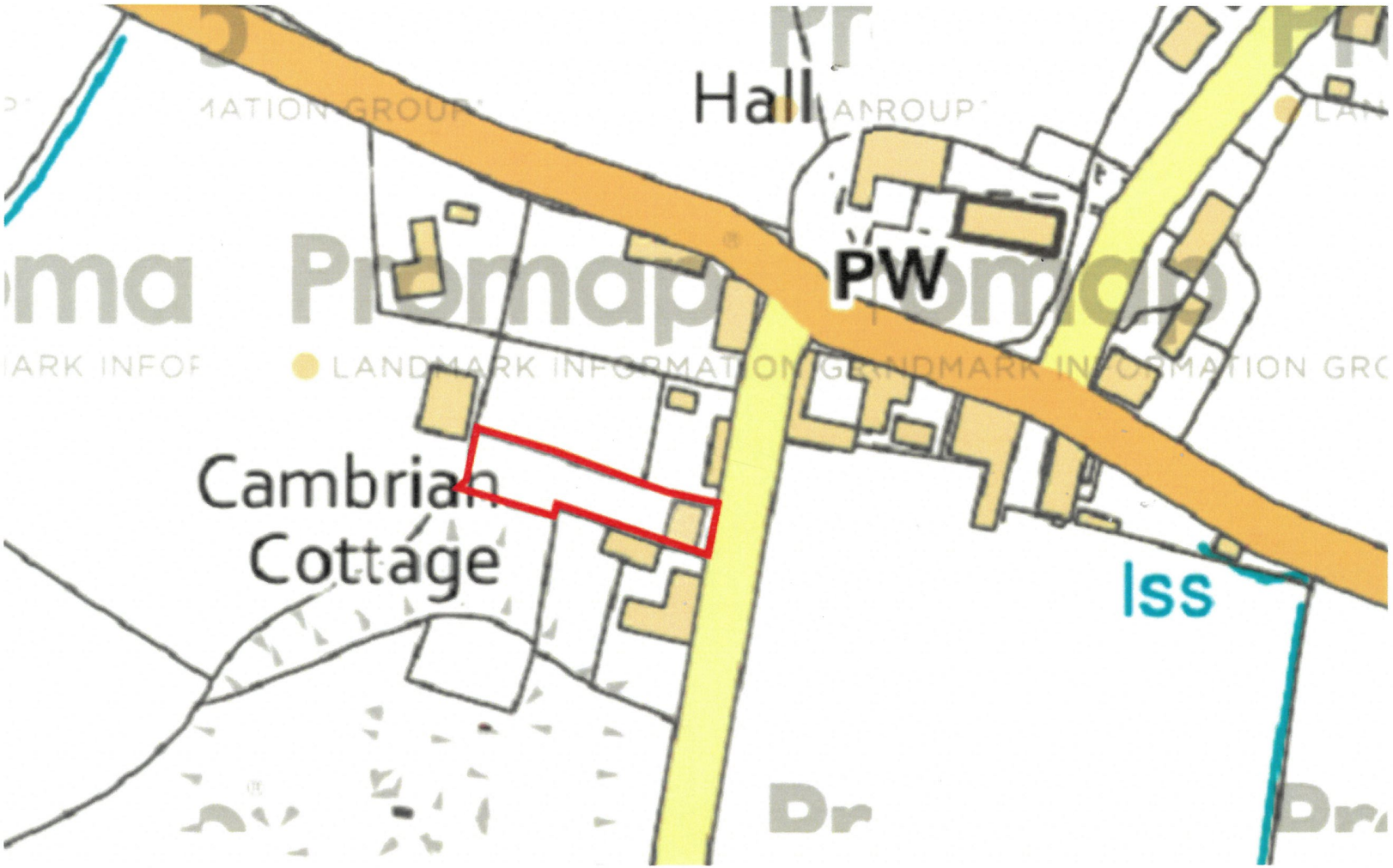
The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor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

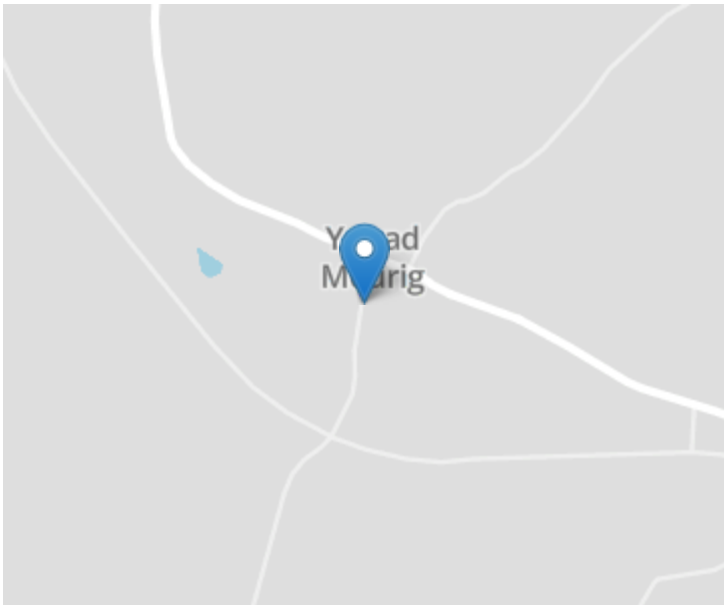
Services

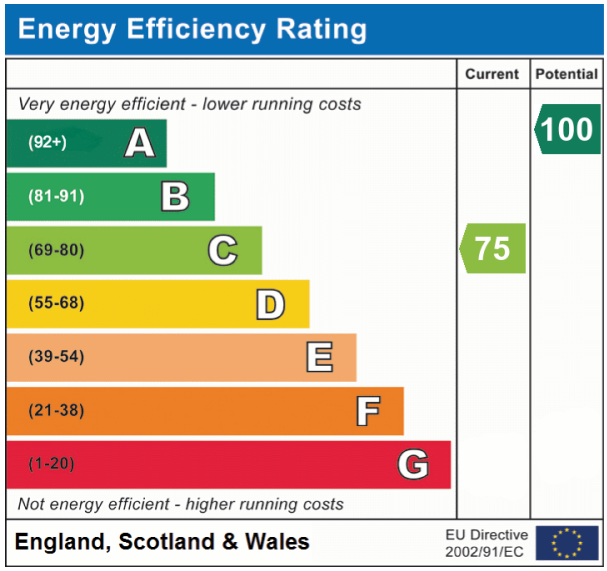
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.


Hall
PW
Cambrian
Cottage
Iss
Dr

Council Tax:
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: C (75)
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





Directions

From Lampeter take the A485 Tregaron road. Continue to Tregaron following the B4343 to Pontrhydfendigaid. Continue through the Village of Pontrhydfendigaid for approximately 2.5 miles and at the junction of Ystrad Meurig take the left hand turning after the Church. The property will be located thereafter on your right 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 :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623
E: lampeter@morgananddavies.co.uk
http://www.morgananddavies.co.uk

Regulated by RICS®