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Local knowledge, National coverage

A most attractive recently renovated 3 bed cottage set in generous grounds. Horeb near Llandysul - West Wales.









Y Bryn, Horeb, Llandysul, Ceredigion. SA44 4JJ.

£265,000

REF R/5350/ID

A delightful 3 bed character cottage Recently renovated to a good standard**Set in generous garden and grounds**Outstanding views over open countryside to the rear**5 minutes drive to the former market town of Llandysul**20 minute drive to the Cardigan Bay coastline**Highly efficient air source heating system and solar panels**Ample private parking and separate side access**EPC Rating A**

The property comprises of side entrance porch, entrance hall, kitchen, bathroom, 3 double bedrooms, lounge, vestibule.

The property is situated within the rural hamlet of Horeb, being positioned within a mile of Llandysul with a wealth of amenities including new community primary and secondary school, doctors surgery, traditional high street offerings, mini supermarket, bars, pubs and restaurants, petrol station and Llandysul Paddlers canoe centre. The property is within a 30 minutes drive of the larger country town of Carmarthen with its wider range of amenities and employment opportunities and only 20 minute drive from the Cardigan Bay coastline with access to many sandy beaches.

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GENERAL

Since acquiring the property some 5 years ago, the current vendors have invested significant time and money in the complete refurbishment of Y Bryn.

Works include -
Brand new roof
New kitchen
New bathroom suite
New flooring
All new doors and windows. (All front facing windows are triple glazed).
Complete redecoration
New air source heating system.
New Solar panels.

All works have been finished to a good standard and would make a perfect family home or retirement property.

THE ACCOMMODATION

Side Entrance Porch/Utility

3' 5" x 10' 6" (1.04m x 3.20m) via half glazed upvc door. An useful room with range of gloss white base and wall cupboard units with oak working surfaces above, double glazed window to front and sides, plumbing for automatic washing machine. Door into -





Kitchen/Breakfast Room

11' 1" x 9' 2" (3.38m x 2.79m) recently installed gloss white handless base and wall cupboard units with compact laminate working surfaces above, inset 1½ stainless steel drainer sink with mixer tap, Beko electric oven with 4 ring hob, stainless steel splashback, plumbing for dishwasher, tiled splashback, double glazed window to rear with attractive country views, space for small dining table, space for fridge freezer, central heating radiator.









Shower Room

7' 10" x 8' 8" (2.39m x 2.64m) a modern white suite comprising of a walk in shower unit with Mira electric shower above, gloss white vanity unit with concealed w.c. inset wash hand basin, frosted window to rear, central heating radiator.

Lounge

13' 5" x 13' 0" (4.09m x 3.96m) a character lounge with open fireplace housing a log burning stove on a stone hearth, alcoves to both sides, triple glazed window to front, 2 central heating radiators, good quality laminate flooring, door into -





Rear Bedroom 1

9' 5" x 11' 1" (2.87m x 3.38m) with a double glazed window to rear, central heating radiator.









Front Vestibule.

Access to -

Front Double Bedroom 2

10' 6" x 13' 1" (3.20m x 3.99m) with triple glazed window to front and central heating radiator.

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Bedroom 3 / Games Room

14' 1" x 13' 10" (4.29m x 4.22m) has been completely refurbished and insulated, a feature room with vaulted ceilings with 2 velux windows bringing in an abundance of natural light, triple glazed window to front, log burning stove on a stone hearth, good quality laminate flooring.

Access to the rear with a catio - a secure area for the cats which would also make a lovely pergola or sun room.

















EXTERNALLY

To the Front

The property has road frontage with independent access from the A486 road. Side lane leading to separate access into extended rear garden area.

To the Rear

Generous garden and grounds, initially over patio laid to slabs with flower beds and a range of useful outbuildings which include -











Hobby Room

14' 8" x 14' 5" (4.47m x 4.39m).





Outside W.C.

with w.c. and single wash hand basin.

Workshop

8' 3" x 9' 1" (2.51m x 2.77m)

Storage Room

8' 6" x 15' 5" (2.59m x 4.70m)

Garage

22' 7" x 8' 6" (6.88m x 2.59m) with doors to front.

At the rear re-roofed wood shed.

Extended Garden Area

Half laid to lawn and other half laid to hard standing, perfect for those with multiple cars or vehicles and looking for storage.





ANTI MONEY LAUNDERING

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.

VIEWING ARRANGEMENTS

VIEWING: 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

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.

Services

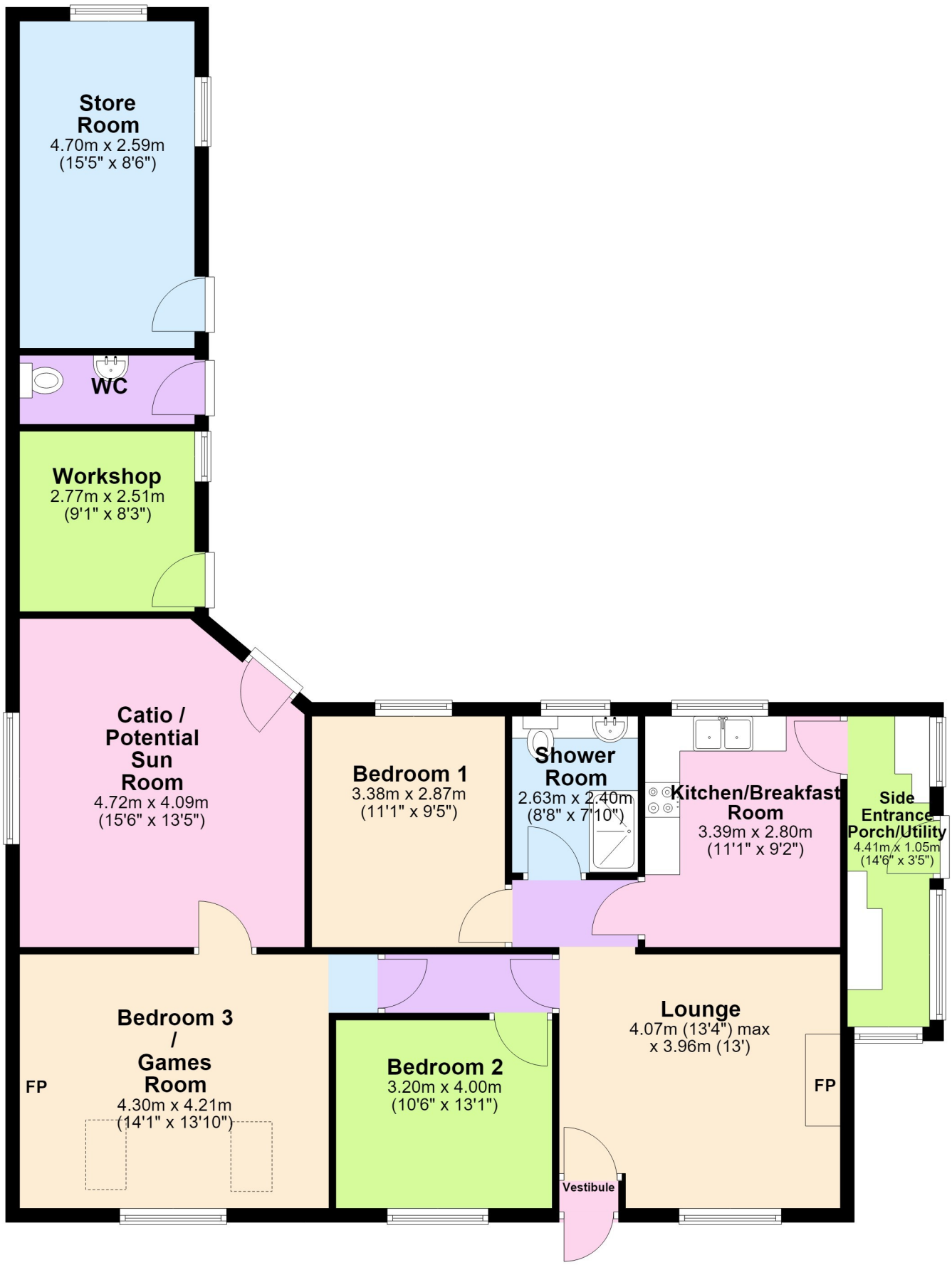
We believe the property benefits from mains electricity, water and drainage. Air source heating system. Solar Panels. Private drainage to septic tank.

Council Tax Band D (Ceredigion County Council).

EPC Rating A.

Tenure - Freehold.

Ground Floor



Total area: approx. 117.7 sq. metres (1266.7 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

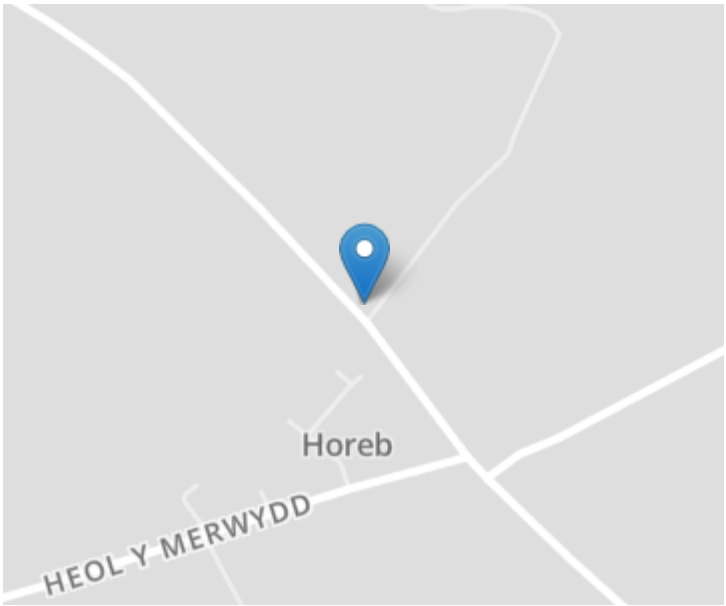
Y Bryn , Horeb, Llandysul

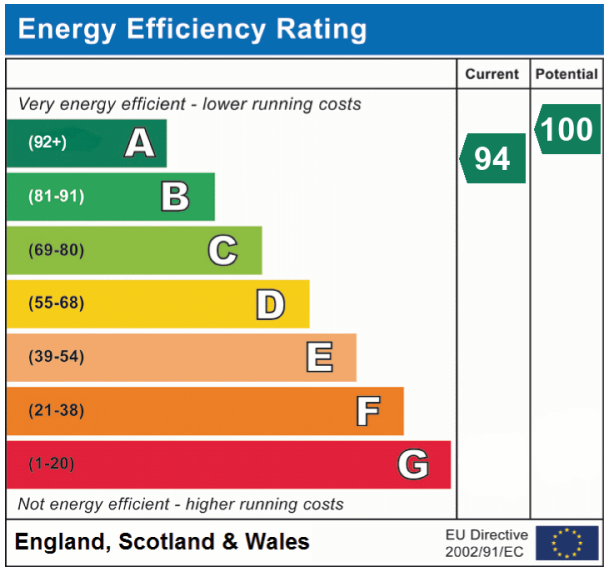
MATERIAL INFORMATION

Council Tax: Band D
N/A
Parking Types: Driveway. Private.
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: A (94)
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

Travelling north out of Llandysul along the A486 proceed into Horeb. At the village centre and crossroads continue for approximately 100 yards and the property is located on the right hand side as identified by the Agents for sale board.

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

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