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A charming detached country cottage with spacious grounds and parking. Delightful Aeron Valley location, Bwlchllan, near Lampeter, West Wales









Cwmmeuarth Fach, Bwlchllan, Lampeter, Ceredigion. SA48 8QH.

£199,950

REF: R/5455/LD

*** No onward chain *** An utterly charming detached country cottage *** Fine rural location - Backing onto open country fields *** Period property recently modernised *** 1 bedroomed accommodation *** Conservatory with views over the garden *** Double glazing and oil fired central heating *** Unique layout with bedroom to the ground floor

*** Large yard with ample parking and turning space *** Useful range of outhouses with woodstore and workshop *** Large landscaped garden being private and not overlooked *** Large patio area *** Excellent range of mature shrubs and trees

*** Rural position just on the outskirts of the Village of Bwlchllan, near Llangeitho *** 5.5 miles from Tregaron and 8 miles from Lampeter and Aberaeron *** Viewings recommended

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LOCATION

Bwlchllan is a secluded scattered rural Community located in the upper Aeron Valley, 8 miles from the Georgian Coastal and Harbour Town of Aberaeron and equidistant to the University Town of Lampeter, 5.5 miles from the Teifi Valley Market Town of Tregaron. Aberystwyth, Carmarthen and the Cardigan Bay Coast are all within easy reach with the property located amongst the Mid Ceredigion hills, an area noted for its outstanding natural beauty, with beautiful walks and rural pursuits available on your doorstep.

GENERAL DESCRIPTION

A charming individual and unique cottage in a delightful rural position offering characterful accommodation and traditionally built of stone and slate with stone facing elevations and enjoying a delightful rural position just over half a mile from the Hamlet of Bwlchllan.

The accommodation is compact and easily managed benefiting from oil fired central heating and full UPVC double glazing and has a delightful position.



THE ACCOMMODATION

The accommodation provides more particularly the following:-

RECEPTION HALL

Accessed via a half glazed UPVC front entrance door, quarry tiled floor.

INNER HALL

With Oak floor, radiator, understairs cupboard with stainless steel cylinder with oil fired central heating boiler with immersion heater, access to the loft space above being boarded and insulated.

KITCHEN/DINER

16' 6" x 9' 1" (5.03m x 2.77m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, 1 ½ sink and drainer unit, electric cooker with extractor hood over, plumbing and space for automatic washing machine, rear UPV door.



KITCHEN/DINER (SECOND IMAGE)



BATHROOM

With wash hand basin, low level flush w.c., panelled bath with shower over, half tiled walls, extractor fan, radiator, shaver light and point.



GROUND FLOOR DOUBLE BEDROOM

9' 6" x 8' 6" (2.90m x 2.59m). With radiator, built-in suite of pine wardrobes, one heated with a radiator.



FIRST FLOOR

LANDING

Approached by a small cottage style staircase.

OPEN PLAN LIVING ACCOMMODATION

16' 3" x 12' 3" (4.95m x 3.73m). With attractive natural stone raised fireplace incorporating multi fuel stove on quarry tiled raised hearth with vaulted ceiling beams, window to pine end elevation, pine flooring, Broadband connection and T.V. point, part glazed door to Garden Room/Conservatory.



GARDEN ROOM/CONSERVATORY

11' 0" x 8' 6" (3.35m x 2.59m). Opening with door to garden, fully double glazed with exposed stone walling to one side, quarry tiled floor, half glazed door to garden.



EXTERNALLY

RANGE OF OUTHOUSES



Comprising of

WOOD STORE

11' 2" x 10' 0" (3.40m x 3.05m). Of cedarwood construction.

WORKSHOP

20' 5" x 10' 0" (6.22m x 3.05m). Of cedarwood construction, concrete flooring, electricity connected.

GARDEN

To the side of the property lies a raised garden area with attractive orchard. The garden is private with mature deciduous hedging. It offers generous outdoor space for those keen Gardeners.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



PATIO AREA

Directly to the rear of the property lies an enclosed level patio area enjoying views over open farmland.



YARD AREA

With ample parking and turning space.



AGENT'S COMMENTS

A charming detached cottage in a fine rural location.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'B'.

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 £45.00, plus 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 are always happy to help.

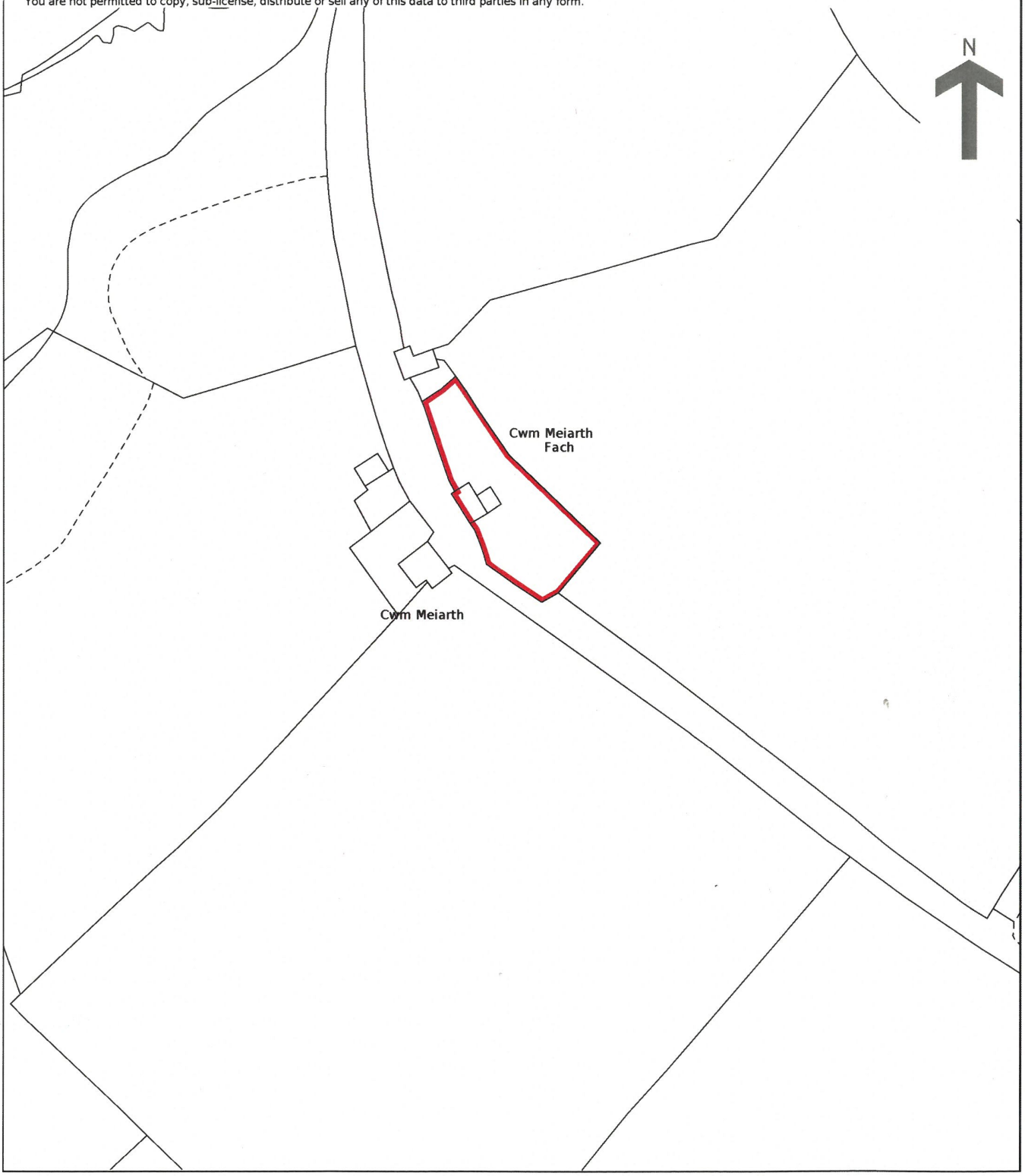
Services

We are informed by the current Vendors that the property benefits from private water (shared supply), mains electricity, private drainage (to septic tank), 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 **CYM603230**
Ordnance Survey map reference **SN5859SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**

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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

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

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 A482 road towards Aberaeron turning right in Creuddyn Bridge onto the B4337 road. Continue down the hill into the Village of Talsarn. In Talsarn turn right onto the B4342 road. Continue along this road signposted Llangeitho. After approximately 2 miles turn left at a crossroads for Bwlchllan onto the B4576 road. Continue up the hill to the Village. In the Village turn right continuing towards Llangeitho. After approximately half a mile take the first Council road on the left hand side. Continue along this lane passing the entrance to Blaen Castell Farm. The property is the next on the right hand side before proceeding down the hill.

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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