MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A charming country cottage beautifully presented and full of character. Near Llandysul, West Wales









Delfryn, Panteg Cross, Llandysul, Ceredigion. SA44 4SL.

£192,500

REF: R/5463/LD

*** Delightful semi detached country cottage *** 2 generous double bedrooms *** Characterful and beautifully presented throughout *** Stunning modern kitchen *** Stylish contemporary bathroom *** Comfortable well appointed accommodation

*** Low maintenance garden laid to decking *** Useful and versatile garage/workshop *** Convenient country setting

*** Within easy reach of Llandysul *** Accessible to the Cardigan Bay Coastline *** Ideal first home or downsizing opportunity *** A must view country cottage

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

Conveniently located alongside the main A486 Llandysul to New Quay road at the Village Community of Panteg Cross, Croeslan which has a Village Shop, only some 4 miles North from the Teifi Valley Town of Llandysul which offers a comprehensive range of shopping and schooling facilities, a 20 minute drive from Cardigan Bay at the popular Coastal Resort and Seaside Fishing Village of New Quay and within easy reach of the Marketing and Amenity Centres of the Teifi Valley including Newcastle Emlyn, Cardigan and Lampeter. The County Town and Administrative Centre of Carmarthen is a 40 minute giving access to the M4 Motorway and National Rail Networks.

GENERAL DESCRIPTION

A charming and beautifully presented semi detached country cottage offering an appealing blend of traditional character and modern-day comfort. The property provides well proportioned accommodation including 2 double bedrooms complimented by a stunning contemporary kitchen and stylish bathroom.

Full of character, the cottage has been thoughtfully maintained and improved to create a comfortable home that is ready to move straight into. Its convenient location offers the best of both worlds, enjoying a country setting, whilst remaining within easy reach of Llandysul and its everyday amenities, together with the popular Towns, Beaches and Seaside Villages of the Cardigan Bay Coastline.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

ENTRANCE PORCH

Accessed via a front UPVC entrance door, slate flooring.

LIVING ROOM

13' 7" x 13' 4" (4.14m x 4.06m). With an impressive stone fireplace housing a Villager log burner on a slate tile, wooden flooring, staircase to the first floor accommodation.



LIVING ROOM (SECOND IMAGE)



KITCHEN

16' 4" x 15' 0" (4.98m x 4.57m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, an additional central island with hardwood work surfaces, integrated oven, 4 ring hob with extractor hood over, plumbing and space for washing machine and tumble dryer, wall mounted Worcester LPG central heating boiler, spot lighting, side entrance door.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



FIRST FLOOR

LANDING

A rope banister to a staircase, radiator, exposed ceiling beams, part exposed stone walls, airing cupboard.



BEDROOM 2

10' 1" x 8' 6" (3.07m x 2.59m). With radiator, a particular feature being the internal window to the staircase, loft access, spot lighting.



BEDROOM 1

16' 10" x 8' 8" (5.13m x 2.64m). With two windows to the rear, spot lighting, radiator.



BATHROOM

12' 3" x 5' 7" (3.73m x 1.70m). A contemporary styled suite comprising of a p-shaped paneled bath with shower over, low level flush w.c., vanity unit with wash hand basin, chrome heated towel rail, spot lighting, extractor fan, tiled flooring.



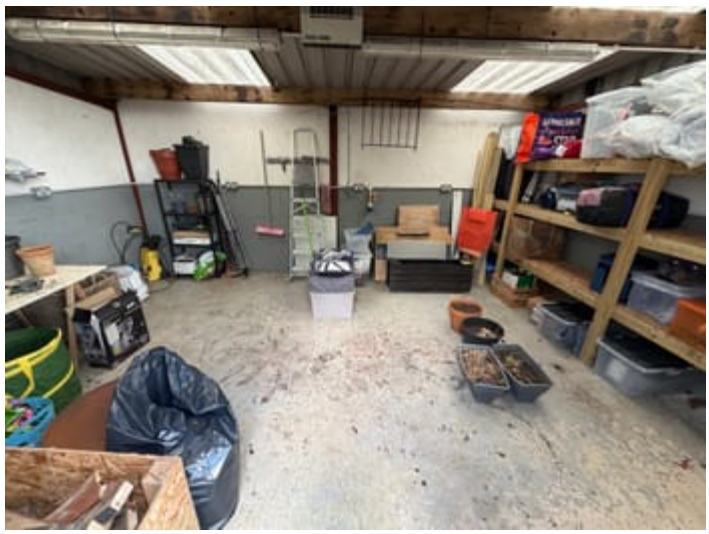
EXTERNALLY

GARAGE/WORKSHOP

17' 6" x 12' 7" (5.33m x 3.84m). With power and lighting, concrete flooring, double doors.



GARAGE/WORKSHOP (SECOND IMAGE)



GARDEN

Externally the property benefits from a particularly low maintenance garden thoughtfully arranged with generous patio and decking areas providing excellent space for outdoor seating, entertaining and pots and planters.



GARDEN (SECOND IMAGE)



FRONT OF PROPERTY



AGENT'S COMMENTS

A delightful country cottage that really does deserve to be viewed. Character, modern finishes and manageable outdoor space combine to create an appealing home in a convenient West Wales location. Ideal as a first home or charming country retreat.

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 - '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

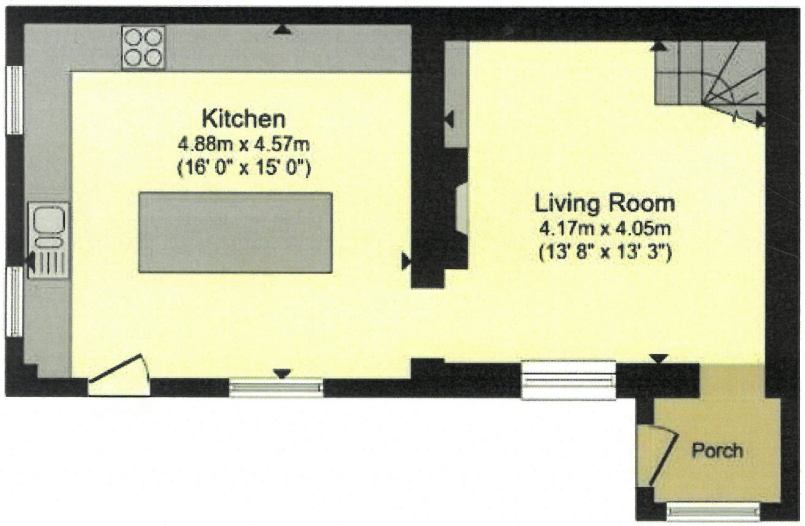
To comply with Government Anti-Money Laundering Legislation we are legally required to carry out identity and verification checks on all Buyers and Sellers. We work with our trusted and industry-recognised Partner, Coadjute, who will send you a secure link to complete these biometric checks electronically 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.

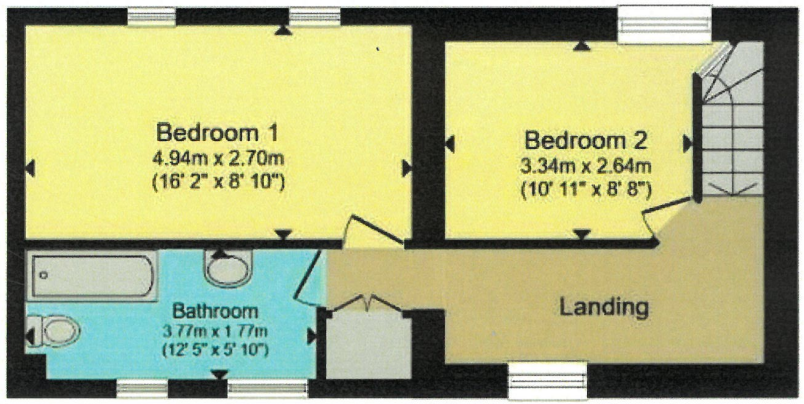
If you have any questions or need any assistance please don't hesitate to contact the Office. We are always happy to help.

Services

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



Ground Floor

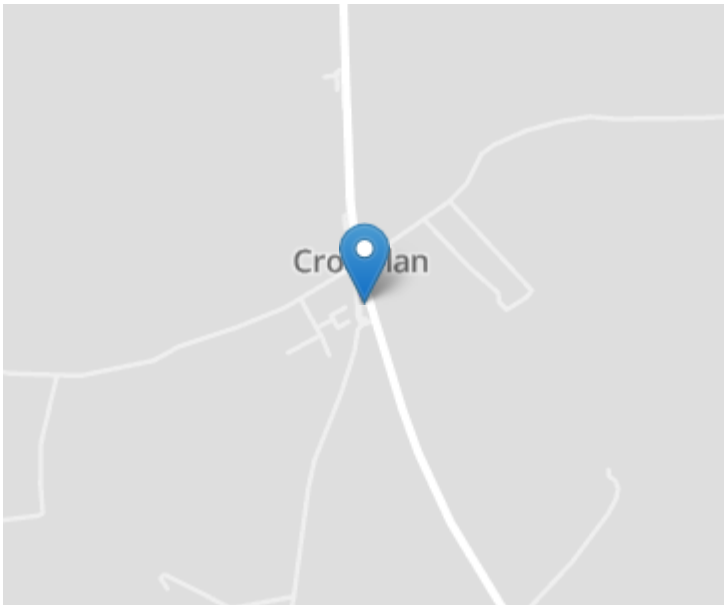


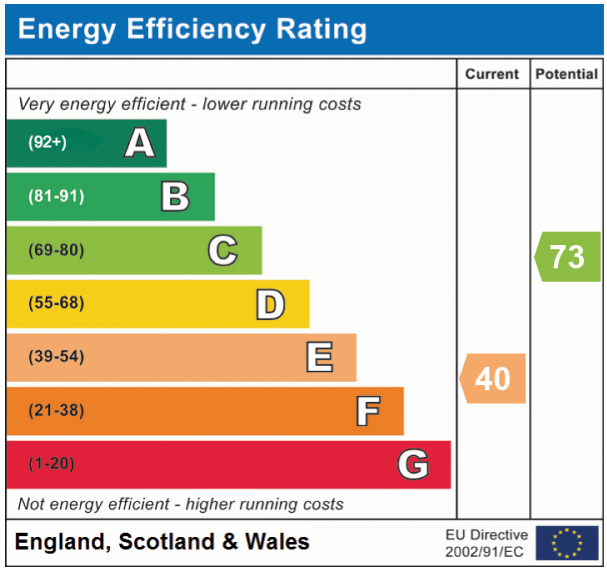
First Floor

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

EPC Rating: E (40)
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 Llandysul proceed North on the A486 New Quay road. Proceed through the first Village of Horeb until you reach the next Village of Croeslan. Immediately on entering the Village you will see a turning back to the left signposted Penrhiwllan. The cottage will be the second 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

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