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A deceptive and traditional 3 bedroomed cottage with a terraced garden and spectacular views over the Teifi Valley. Llanwnnen, near Lampeter, West Wales









Awelon 5 Sycamore Terrace Llanwnnen, Lampeter, Ceredigion. SA48 7LA.

£220,000

REF: R/5326/LD

** Attention 1st Time Buyers or Family Occupiers *** A deceptive and traditional country cottage *** A tardis - Offering 3 bedroomed and 2 bathroomed accommodation *** Being refurbished with a modern kitchen and bathroom suites *** Period Grade II Listed yet with a rear modern extension - Now providing the perfect Family home *** Benefiting from oil fired central heating and good Broadband connectivity *** Benefiting from a new roof

*** Landscaped terraced garden with various outhouses *** Spectacular views over the Teifi Valley *** Former Piggery offering conversion opportunity as an office, studio, etc (subject to consent) *** Off street parking to the front

*** Convenient centre of Village position *** On a regular Bus route *** A short drive to Lampeter and Llanybydder *** A 20 minute drive to the Cardigan Bay Coast at Aberaeron and New Quay *** Commuting distance to the larger Towns of Aberystwyth and Carmarthen *** A property worthy of early viewing - Contact us today

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LOCATION

Llanwnnen is a popular Village located just 3 miles from the University Town of Lampeter in the heart of the Teifi Valley and 5 miles from the Market Town of Llanybydder. The property is located in a popular residential area of the Village. The County Town of Carmarthen lies within 20 miles to the South, being the gateway to the M4 Motorway, and the Ceredigion Heritage Coastline at Aberaeron is just 10 miles distant.

GENERAL

A traditional and spacious semi detached country cottage being beautifully refurbished and offering generous 3 double bedroomed accommodation along with 2 modern bathrooms and comfortable living accommodation. The property benefits from oil fired central heating and good Broadband connectivity.

To the rear of the property lies a terraced landscaped garden offering fantastic outdoor space and enjoying breath taking views over the Teifi Valley.

The property perfectly suits 1st Time Buyers or Family Occupiers and it enjoys a convenient centre of Village position on a regular Bus route and a short drive to Lampeter and Llanybydder. The renowned and beautiful Cardigan Bay lies a 20 minute drive away to the Harbour Towns of Aberaeron and New Quay.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With UPVC front entrance door.



LIVING ROOM

3.7m x 3.2m (12' 2" x 10' 6"). With tiled effect flooring, feature fireplace with a multi fuel stove, vertical radiator, staircase leading to the first floor accommodation.



KITCHEN/DINER

4.42m x 3.7m (14' 6" x 12' 2"). A Shaker style fitted Kitchen with a range of wall and floor units with work surfaces over, ceramic 1 1/2 sink and drainer unit with mixer tap, Beko electric range cooker, integrated dishwasher, radiator, spacious dining area.





REAR SITTING ROOM

4.42m x 2.44m (14' 6" x 8' 0"). A welcome addition and a generous Family room with side patio doors to the garden area. picture window enjoying views up to the garden, vertical radiator.





REAR HALL

With tiled flooring. feature Church style picture window providing fantastic light and picturesque views over the garden, staircase leading to the mezzanine Bedroom.

SHOWER ROOM

2.44m x 1.96m (8' 0" x 6' 5"). A stylish recently completed suite with a walk-in shower facility, double door vanity unit with wash hand basin with mixer tap and an enclosed w.c., heated towel rail, open fronted vanity cupboard.



MEZZANINE BEDROOM ABOVE

3.58m x 2.77m (11' 9" x 9' 1"). Enjoying fantastic views over the rear garden, radiator.



REAR DOUBLE HEIGHT SPACE TO BEDROOM 3



First Floor

BEDROOM 1

3.76m x 3.43m (12' 4" x 11' 3"). With feature beamed ceiling, vertical wall mounted radiator, window to the front



BEDROOM 2

3m x 2.9m (9' 10" x 9' 6"). With loft access, vertical wall mounted radiator, window to the front.



FIRST FLOOR BATHROOM

1.98m x 1.68m (6' 6" x 5' 6"). A modern suite comprising of a corner shower cubicle, double door vanity unit with wash hand basin and mixer tap, an enclosed w.c. with vanity cupboards, separate vanity unit, vertical heated towel rail, Velux roof window, aqua boarded walls.



Externally

OUTHOUSE/CABIN

Currently utilised as a Beauty Salon but could offer itself nicely as a studio, workshop or home office.



UTILITY STORE CUPBOARD

With plumbing and space for automatic washing machine.

TWO USEFUL GARDEN SHEDS



PERGOLA



FORMER PIGGERY

Of stone and slate construction. Offering potential for re-development (subject to consent)



GARDEN

A particular feature of this traditional and charming country cottage is its landscaped and terraced rear garden. The garden has been a labour of love to the current Owners and now provides the perfect outside space. The garden enjoys low level dry stone walls with steps leading onto the garden area with various lawned areas, large patio and, most importantly, enjoying breath taking views over the Teifi Valley. To the side of the property lies open country fields thus providing great country appeal.



GARDEN SECOND IMAGE



GARDEN THIRD IMAGE



GARDEN FIFTH IMAGE



GARDEN FOURTH IMAGE



VIEW



FRONT GARDEN

To the front of the property lies a lawned garden area.

PARKING AND DRIVEWAY

To the front of the property lies two parking areas.



REAR OF PROPERTY



AGENT'S COMMENTS

A traditional and charming yet deceptive country property set in a popular Village position.

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 - 'C'.

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.

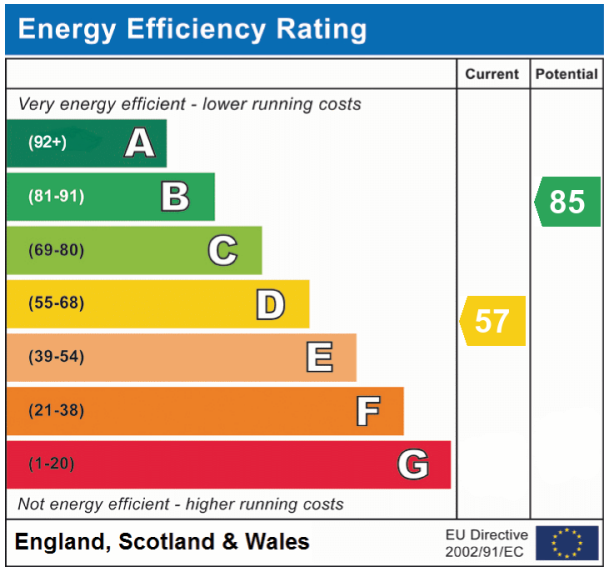
Services

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

Parking Types: Allocated.
Heating Sources: Double Glazing. Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: D (57)
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 A475 Newcastle Emlyn road. Proceed to the village of Llanwnen. A the roundabout bear right and Awelon can be found being the end of the terrace on the 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 our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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

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