

A delightful 4 bed character cottage set in generous gardens and grounds. Convenient village location. Croeslan near Llandysul.



Gwelfryn, Panteg Cross, Llandysul, Ceredigion. SA44 4SH.

£259,000

REF R/5510/ID

****A most attractive 4 bed detached cottage**Set in generous garden and grounds**Convenient village location**Close to the former market town of Llandysul and only some 20 minutes from the Cardigan Bay coastline**Deceptively spacious accommodation**Ample private parking**Useful outbuildings**Double glazing throughout and oil fired central heating**Recently modernised by the current vendors**Worthy of an early viewing****

The accommodation provides - Ground floor - dining room, living room, bedroom, utility, kitchen, shower room, 2nd downstairs bedroom. To the first floor - 2 double bedrooms and bathroom.

Conveniently positioned surrounded by mature hedging to give privacy, set back off the main A486 road which leads from the Teifi valley town of Llandysul and north towards the Cardigan Bay coastline. Panteg Cross offers a convenience store and is only some 2 miles distance from the Teifi valley town of Llandysul which offers a good range of amenities and new area school. Only a 40 minute drive from Carmarthen and the link road to the M4 motorway and national rail connections.



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GENERAL

GWELFRYN comprises of a traditional stone and slate Welsh cottage believed to date back to the late 1800's and benefits from double glazing and oil fired central heating throughout.

The main feature of the property is its generous garden and grounds that extends to some 0.2 acres and is in a sheltered and private setting, perfect for keen gardeners or with self sufficiency in mind.

The property enjoys a sunny south facing aspect and is worthy of an early viewing!

GROUND FLOOR

Formal Dining Room



12' 0" x 11' 0" (3.66m x 3.35m) via upvc double glazed entrance door, double glazed window to front, exposed beams to ceiling, central heating radiator, recently installed lvt flooring.

Character Lounge

14' 8" x 13' 2" (4.47m x 4.01m) a comfortable and cosy lounge with open fireplace housing a multi fuel stove on a raised hearth with ornate surround, dog leg stairs to first floor, recently installed lvt flooring, glazed door to front and double glazed window. Understairs storage cupboard.





Downstairs Bedroom 1

13' 4" x 7' 2" (4.06m x 2.18m) with double glazed window to front, central heating radiator.



Rear Utility Room

11' 3" x 5' 0" (3.43m x 1.52m) (Situated to the rear of the dining room) with plumbing for automatic washing machine with outlet for tumble dryer, tiled flooring, frosted window to side, Worcester oil fired boiler.



Galley Kitchen

16' 0" x 6' 0" (4.88m x 1.83m) with a range of fitted base and wall cupboard units with formica working surfaces above, stainless steel drainer sink, double glazed window to rear, central heating radiator, tiled flooring, space for electric oven, extractor hood.





Shower Room

Having a white suite comprising of a shower cubicle with Triton electric shower above, low level flush w.c. pedestal wash hand basin, window to rear, central heating radiator.



Downstairs Bedroom 2

11' 6" x 10' 4" (3.51m x 3.15m) With double glazed window to front and side, laminate flooring, exposed beams.



FIRST FLOOR

Landing

With access hatch to loft.

Bedroom 1

13' 6" x 10' 4" (4.11m x 3.15m) double glazed window to front, exposed beams, cupboard housing airing cupboard with hot water tank, central heating radiator.



Bedroom 2

13' 5" x 7' 7" (4.09m x 2.31m) with double glazed window to front, exposed beams, recently carpeted, central heating radiator.



Bathroom

Having a recently installed 3 piece suite comprising of panelled bath, vanity unit with inset wash hand basin, dual flush w.c. stainless steel towel rail, lvt flooring.



EXTERNALLY

Garden and Grounds

A feature of the property is its extensive gardens and grounds with gravelled off road parking with gated vehicular parking and turning space for several cars.

Extensive lawned area to front side and rear with mature hedges to boundary creating a lovely private garden, perfect for keen gardeners or those with self sufficiency in mind.





Workshop

12' 0" x 10' 0" (3.66m x 3.05m) on a concrete base, of timber construction, electricity connected.



Outbuilding

A traditional stone and corrugated iron outbuilding.



Greenhouse.



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'.

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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.

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.

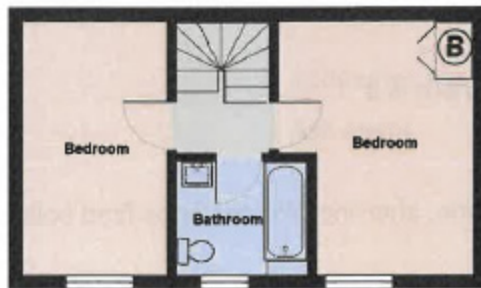
Services

The property benefits from mains water, electricity and drainage. Oil fired central heating.

Council Tax Band E (Ceredigion County Council).

Tenure - Freehold.

IS



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (42)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

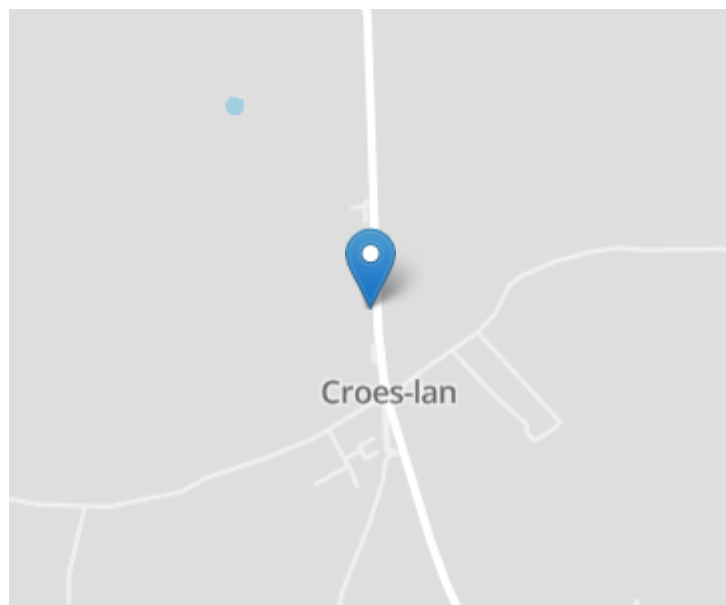
Any risk of coastal erosion? No

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

Travelling from the town of Llandysul, proceed north on the A486 New Quay road. Drive through the first village of Horeb until you get to the village of Croeslan and Panteg Cross. Just after the crossroads and convenience store, the property will be seen on the left hand side just after the former filling as identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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