

Traditional 2 bedroom stone cottage. Located in sought after coastal village of Llanrhystud - West Wales.



Canton, Llanrhystud, West Wales, Ceredigion. SY23 5AA.

£159,000

REF R/5514/ID

****Traditional 2 bed stone cottage**** Located in the sought after coastal village of Llanrhystud ****Generous rear garden**** Level walking distance to all village amenities ****Close to a bus route**** Recently installed solar panel and electric heating system ****No onward chain****

The accommodation provides - entrance hall, lounge, kitchen, ground floor shower room, sitting room/ground floor bedroom 1. First floor bathroom and 2 bedrooms.

The property is situated centrally within the popular coastal village of Llanrhystud being conveniently positioned along the A487 coast road. The village boasts a number of facilities including shops, post office, petrol station, places of worship, public house, caravan park and access to sandy beaches. The larger urban conurbation of Aberystwyth is some 15 minutes drive to the north offering a wider range of facilities including university and hospital, national and local retailers, Network rail. The Georgian harbour town of Aberaeron is within some 20 minutes drive to the South and the University town of Lampeter being some 30 minutes drive to the east.



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GROUND FLOOR

Hallway



via original timber door, quarry tiled flooring, exposed beams to ceiling.

Lounge

14' 1" x 9' 7" (4.29m x 2.92m) with Victorian fireplace, alcove shelving and cabinet, multiple sockets, wi fi, heater, window to front, exposed beams to ceiling.



Kitchen

10' 11" x 14' 4" (3.33m x 4.37m) having white base and wall units, formia work top, washing machine connection, tiled splash back, space for electric cooker, washing machine, quarry tiled flooring, side window. Door to garden.



Ground Floor Shower Room



(Within the understairs cupboard space) With dual flush w.c. single wash hand basin with Triton hot water shower unit.

Sitting Room / Ground Floor Bedroom 1



18' 1" x 14' 1" (5.51m x 4.29m) currently utilised as a part bedroom/lounge for disabled persons. Feature fireplace with electric fire, multiple sockets, dual aspect windows to front and side overlooking garden. TV point, side door to garden, electric heater, exposed beams to ceiling.



FIRST FLOOR

Bathroom



4' 9" x 6' 3" (1.45m x 1.91m) recently installed tiled corner shower unit with 'Bristan Joy' shower system, wash hand basin with Triton hot water system, dual flush w.c.

Bedroom 2



7' 5" x 14' 4" (2.26m x 4.37m) a double room, window to front, electric heater, multiple sockets, exposed tongue and groove boarding to walls, original fireplace.

Bedroom 3



10' 0" x 7' 9" (3.05m x 2.36m) max L shaped, window to front, multiple sockets.

EXTERNALLY

To The Front



Potential parking to front on side footpath. Side door through to garden.

To the Rear



From side footpath to an extended rear garden with mature trees, shrubs and plantings, extends for some distance to the rear. Space for garden sheds. Rockery and washing line.

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.

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

Mains Water, Electricity and Drainage. Electric heating. Solar Panels.

Tenure - Freehold.

Council Tax Band B - Ceredigion County Council

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: On Street.

Heating Sources: Electric. Solar.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains 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

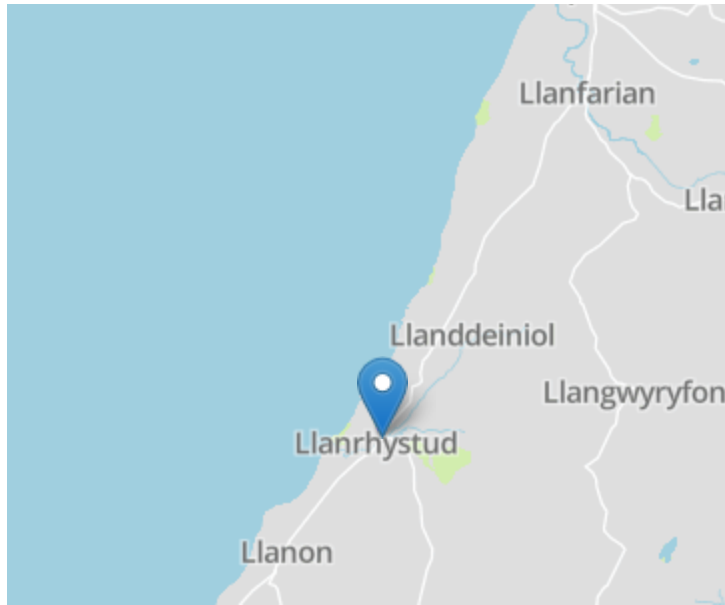
Any risk of coastal erosion? No

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

Travelling South from Aberystwyth along the A487 proceed through the villages of Rhydfelin, Llanfarian, Blaenplwyf and into Llanrhystud. Entering the village passing The Black Lion on your right, take the next left hand turning sign posted Lampeter. Continue along this road 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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