

*Exciting opportunity to acquire a wonderful renovation project with a 2 bed end of terrace cottage.
Near Aberystwyth.*



1 The Terrace Salem, Penrhynoch, Ceredigion. SY23 3ET.

£100,000

REF R/5519/ID

****Exciting opportunity to acquire a 2 bed traditional cottage**In need of complete renovation**Nestled in the West Wales countryside**Only 15 minutes from Aberystwyth town centre and the Cardigan Bay coastline**Wonderful country views**Private parking**Pleasant garden and grounds**A great potential to increase its value****

The accommodation provides hallway, front sitting room, bathroom. (no kitchen). First floor - 2 bedrooms.

The property is located in the rural hamlet of Salem being on the outskirts of the popular village of Penrhynoch which offers a good level of local amenities and services with primary school, village shop, post office, petrol station, active football club and leisure facilities. The property is only a 15 minute drive from the larger town of Aberystwyth offering regional hospital, university, national library, welsh government and local authority offices, retail parks, supermarkets, industrial estates and large scale employment opportunities.



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GROUND FLOOR

Hallway



8' 3" x 6' 9" (2.51m x 2.06m) with stairs to first floor. Door into rear garden where the kitchen was previously located and perfect for a single storey extension to create a kitchen. Access into -

Sitting Room



12' 3" x 14' 10" (3.73m x 4.52m) via a composite door, open fireplace housing a multi fuel stove, economy 7 heater (not in working order), window to front.

Bathroom



6' 8" x 5' 5" (2.03m x 1.65m) with a turquoise bath with hot and cold taps with Triton electric shower above, pedestal wash hand basin, low level flush w.c.

FIRST FLOOR

Landing

5' 11" x 6' 9" (1.80m x 2.06m) with window to side with country views.



Rear Bedroom 1



9' 1" x 7' 9" (2.77m x 2.36m) with window to rear.

Front Bedroom 2



14' 2" x 10' 0" (4.32m x 3.05m) with window to front, exposed floor boards, airing cupboard housing hot water tank.

EXTERNALLY

To the Front





The property is approached via a C Class road onto a hard standing driveway with parking for 2 cars.

Lower Garden Area

Laid to lawn.

Steps leading up to -



Upper Garden



Mostly laid to lawn with patio area laid to slabs with mature hedges and trees.

PLEASE NOTE

The adjoining property enjoys a right of way across the side and rear of this property.

The Septic tank is located within No 1's garden but is shared between the three properties in the terrace. (The septic tank was only recently installed about a year ago).

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

The property benefits from mains water and electricity. (Currently the mains electricity supply is disconnected but we are informed by the vendors that it could easily be reconnected from the nearby telegraph pole)

Drainage to shared septic tank.

Electric heating (Not in working order).

Tenure - Freehold.

Council Tax Band - C (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway. Private.

Heating Sources: Open Fire.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

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

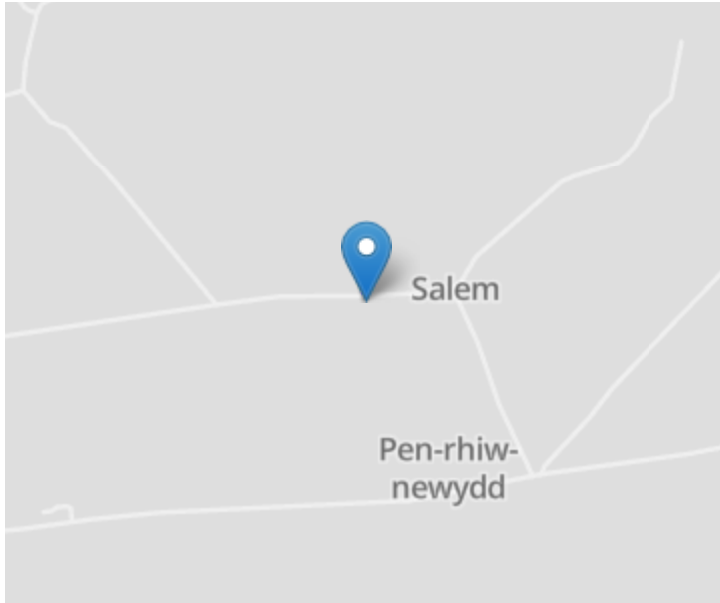
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? Yes

The existence of any public or private right of way? Yes



Directions

Travelling through the village of Penrhyncoch, proceed past the petrol station and football club. Carry on this road for approximately half a mile until you reach a fork in the road, take the left hand turning towards Salem. Continue on this road for just under a mile into the hamlet of Salem and the property will be on the right hand side as the first property in the terrace.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(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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