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A traditional 3 bedroomed riverside cottage requiring modernisation and enjoying a pleasant Village setting. Drefach, near Llanybydder, West Wales









Glandwr, Drefach, Llanybydder, Ceredigion. SA40 9YB.

£125,000

REF: R/5547/LD

*** Traditional 3 bedroomed end terraced cottage *** Pleasant riverside setting within the Village of Drefach *** Stone and slate construction with character features *** Requiring modernisation and refurbishment throughout *** Solid fuel central heating and double glazing *** Original features including quarry tiled flooring and fireplace

*** Off lying garden area accessed via a shared pathway *** Parking area with rights of way in place for neighbouring properties

*** Conveniently located near Llanybydder and Lampeter *** Approximately 4.5 miles from the University Town of Lampeter *** An opportunity for Purchasers seeking a renovation project *** No onward chain

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LOCATION

The property is located within the popular rural Village of Drefach, only 2 miles from the Teifi Valley Market Town of Llanybydder offering a good range of local amenities, including Doctors Surgery, Chemist, Shops and Schooling, only 4.5 miles from the Market Town of Lampeter offering a good range of local facilities, including University of Wales Trinity Saint David Campus, within a 20 minute drive from the Ceredigion Heritage Coastline renowned for its sandy beaches and secluded coves.

GENERAL DESCRIPTION

A traditional 3 bedroomed end terraced cottage pleasantly positioned alongside a river within the small Village of Drefach, conveniently located between Llanybydder and Lampeter. The property is of traditional stone and slate construction and offers accommodation with a number of original character features, including quarry tiled flooring and an original fireplace. The accommodation benefits from solid fuel central heating and double glazing but is now in need of modernisation and refurbishment throughout.

Externally the property benefits from an off lying garden area situated a short distance from the cottage and accessed via a shared pathway. There is also a parking area with rights of way in place for neighbouring properties.

The cottage enjoys a pleasant riverside outlook in a rural Village setting whilst remaining within convenient travelling distance of the nearby Towns of Llanybydder and Lampeter. An opportunity to acquire a traditional cottage with scope for improvement. Offered for sale with no onward chain.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a front entrance door, radiator.

SHOWER ROOM/WET ROOM

With a walk-in shower facility with curtain and rail, radiator, low level flush w.c., pedestal wash hand basin, radiator.



LIVING ROOM

21' 3" x 14' 9" (6.48m x 4.50m). With a Victorian built-in Range with grate and feature bread oven, tiled hearth with built-in alcove cupboards, secondary fireplace at the other end of the room incorporating a solid fuel stove which runs both the domestic hot water and central heating radiators, staircase to the first floor accommodation with understairs cupboard, quarry tiled flooring and original wooden floors.



KITCHEN

13' 9" x 6' 7" (4.19m x 2.01m). With a range of wall and floor cupboards with tiled work surfaces, stainless steel sink and drainer unit with mixer tap, rear entrance door, electric cooker point and space.



UTILITY ROOM

6' 8" x 6' 5" (2.03m x 1.96m). With plumbing and space for automatic washing machine, second rear entrance door.



FIRST FLOOR

LANDING

Leading to

BEDROOM 1

11' 10" x 6' 10" (3.61m x 2.08m). With built-in wardrobes, radiator, immersion.

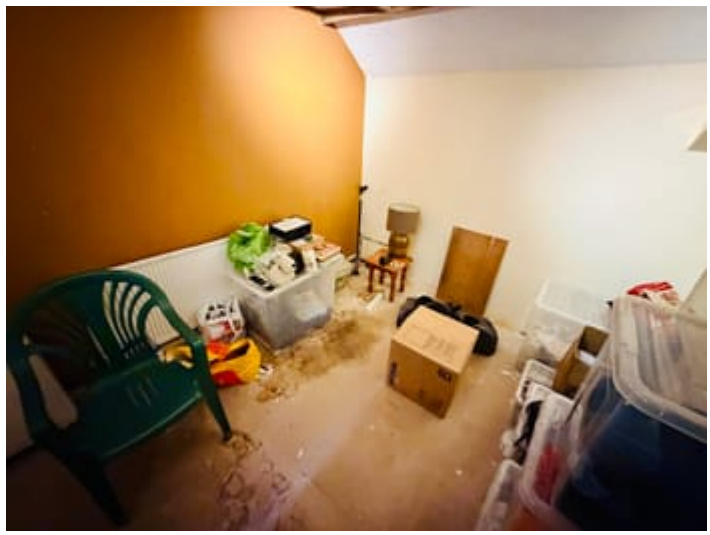


OFFICE

7' 0" x 5' 6" (2.13m x 1.68m). With night storage heater.

BEDROOM 2

14' 7" x 8' 6" (4.45m x 2.59m). With radiator.



EN-SUITE (OFF BEDROOM 2)

With low level flush w.c., wash hand basin.



THROUGH BEDROOM 3

14' 9" x 7' 7" (4.50m x 2.31m). With radiator, night storage heater.



EXTERNALLY

OFF LYING GARDEN

Located down a shared pathway leading to an enclosed garden area being newly fenced with a garden store.



PARKING AND DRIVEWAY

Whole of area around the cottage is gardens with a public right of way through it. There is no public right of parking.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A traditional riverside cottage offering an opportunity for Purchasers seeking a renovation project. Enjoying a pleasant Village setting with the benefit of an off lying garden and parking area the property offers scope for improvement and is conveniently located near Llanybydder and Lampeter. Offered with no onward chain.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

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).

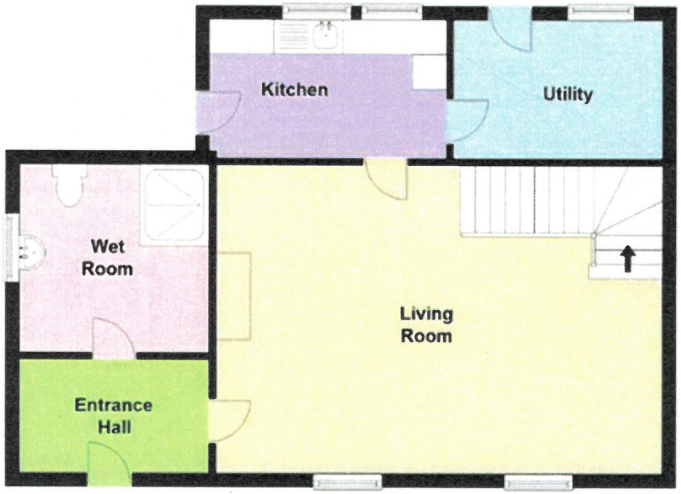
A non-refundable fee of £45.00, plus VAT, per Person, is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the Solicitors and progress the transaction.

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, solid fuel central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Ground Floor

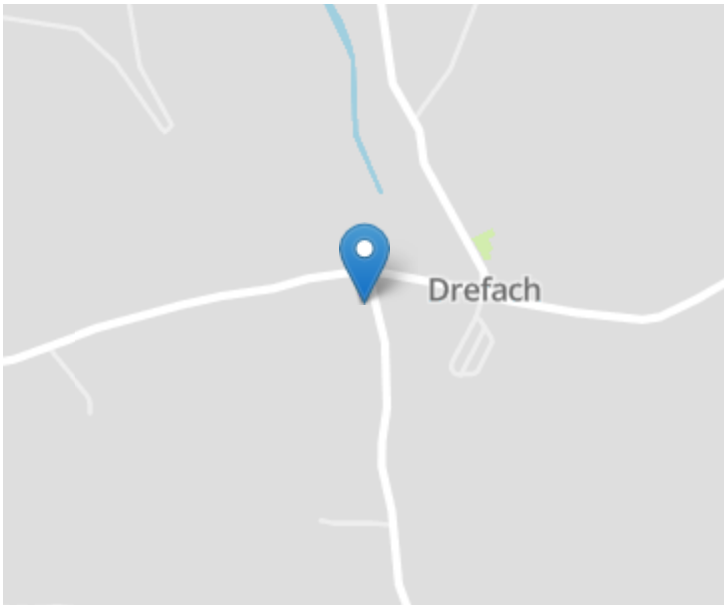


First Floor



Council Tax: Band C
N/A
Parking Types: Driveway.
Heating Sources: Double Glazing. Wood Burner.
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? Yes



Directions

From Lampeter take the A475 Newcastle Emlyn roadway. Continue to the Village of Drefach. On leaving the Village head over the bridge and turn immediately right down a track. The entrance to the property will be 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 :

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