



CARDIGAN
BAY
PROPERTIES

EST 2021

1 Lan Cottages, Llandysul, SA44 5TN

Offers in the region of £180,000





1 Lan Cottages, Henllan, SA44 5TN

- Charming end of terrace cottage
- 2 bedrooms
- Off-road parking
- Countryside views
- Just over 20-minute drive to the beach and coast
- Pretty rural village location
- Rear Garden
- Log burning stove
- Only 4.1 miles to Newcastle Emlyn & 4.8 miles to Llandysul
- EPC Rating: B

About The Property

Nestled in the picturesque village of Henllan, Llandysul, this charming 2-bedroom cottage is a true gem waiting to be discovered. Henllan is famed for its links with the woollen industry and the old railway station, which is the centre for the Vale of Teifi Railway Preservation Society, it is also home to Celtic Wines with The Leeky Barrel Welsh Bistro & Shop and adjoining garden centre. The popular market town of Newcastle Emlyn is only 4.1 miles away and offers quaint country shops, supermarkets, schools and more, and Llandysul is only 4.8 miles away. Meanwhile, the stunning beaches and coastal paths of Cardigan Bay are only a short drive away.

As you step inside, you are greeted by a cosy lounge with a log fire and dining space, perfect for those chilly evenings. There are steps leading you to the first floor and a door leading into the kitchen at the rear. The kitchen is ideal for whipping up delicious meals with matching base and wall units, a gas hob stove, and a waist-high electric oven with space for a fridge freezer. There is a ceramic Belfast-style sink situated in front of the window overlooking the rear garden with a rear door to access the garden.

Upstairs the landing has doors leading off to both bedrooms and the bathroom. There is a storage cupboard which houses the hot water tank. Both bedrooms have windows overlooking the countryside and the bathroom has been fitted with a modern-style suite consisting of a corner shower, bath, W/C and sink.

Externally there is a small, gravelled garden to the front with off-road parking available for 2 vehicles on the driveway to the front and side of the property, so you won't have to worry about finding a spot after a long day. The rear garden has space to create a patio/seating area for some alfresco dining with space beyond for a variety of uses to enjoy, with a brick and wooden shed for additional storage.

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Continued:

We have been advised by the owner that this property benefits from solar panels and an air-source heat pump with services the central heating and hot water and internal wall insulation installed on external walls of the older part of the property.

Don't miss out on the opportunity to make this cottage your own and experience the joys of countryside living in Henllan.

Living Room / Dining Room
11'11" x 19'11" (inc alcove)

Kitchen

12'7" x 8'7"

Upper Landing

8'2" x 6'5" (max)

Bedroom 1

11'5" x 11'9" (inc alcove)

Bedroom 2

8'9" x 12'7" (max)

Bathroom

8'3" x 6'9"

IMPORTANT ESSENTIAL
INFORMATION:

WE ARE ADVISED BY THE CURRENT

OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: C - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains plus solar panels.

WATER SUPPLY: Mains

HEATING: Air source heat pump servicing the hot water and central heating plus log burning stove. We have also been advised by the owner that this property has had internal wall insulation installed on external walls of the older part of the property.

BROADBAND: Not Connected - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Poor Signal Available, please check network providers for availability, or please check OfCom here -

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY - The seller has advised that there are none that they are aware

of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

FLOOD RISK: Rivers/Sea: N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to





be relied upon. Any appliances and services listed in these details have not been tested.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

TD/CY/08/24/OK















DIRECTIONS:

From Newcastle Emlyn travel on the A484, going through Pentrecagal and carry on until you see the left turning for Henllan. Go over the bridge and into the village, in the centre of the village turn right (by Celtic Wines) and follow this road until you enter Trebedw. Drop down the hill and the property will be on your right hand side. Travelling on the main A475 road West from Llandysul direction, towards Newcastle Emlyn, keep on this road straight onto Horeb crossroads, through the next Village of Penrhiwllan, and take the first left hand turning for Henllan. Continue on this road for one mile. As you head over the bridge climbing to the village of Henllan, you will see the property on your left hand side.

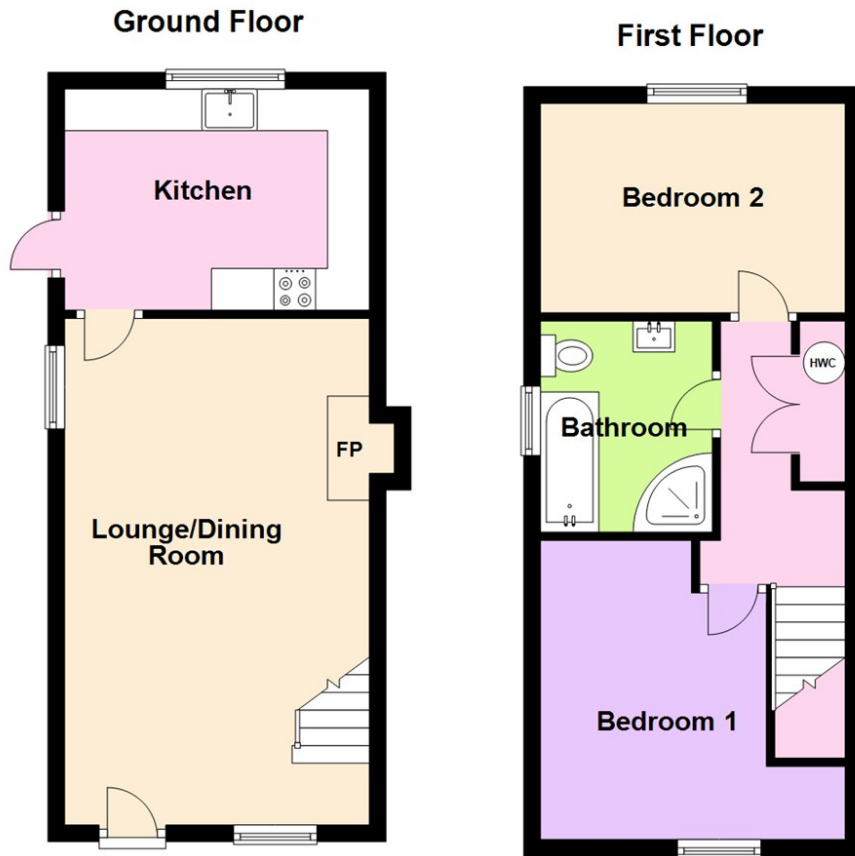
What3Words - [///tadpoles.sediment.circles](https://www.what3words.com/?w3w=///tadpoles.sediment.circles)

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

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Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

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