



Groesfer , Cwm Cou, SA38 9PZ

£295,000

A One Bedroom Detached Cottage set on a generous plot of around 0.25 acre or thereabouts, nestled in the charming area of Cwm Cou, Newcastle Emlyn. This delightful cottage offers a perfect blend of rustic charm and modern comfort.

The accommodation comprises: Kitchen, Living Room, Utility Room, Family Bathroom, Ground Floor Bedroom. On the First Floor there is a Loft Room and Dressing room, Externally - Gravel driveway which provides ample off-road parking, large lawn to the rear with mature shrubs and trees. A good sized workshop, polytunnel, Wooden Cabin currently being ran as a Airbnb.

Kitchen



Having a range of wall and base units with complimentary worktop surfaces, 1.5 sink bowl, integrated dishwasher and fridge, Belling gas fired range cooker with extractor fan over, Upvc double glazed window to the side and rear, exposed beams, loft access, tiled flooring, door to:-

Living Room



Log burner with slate hearth and red brick feature surround, exposed stone wall, stairs rising off to the first floor, under stairs storage, Upvc double glazed window to the front, wooden panel ceiling, wood effect flooring, door to:-

Bathroom



Low flush WC, pedestal hand wash basin, "P" shaped bath with fitted shower over, heated towel rail, feature fire place with surround, Upvc double glazed window to the front, part tiled walls, tiled flooring.

Bedroom One



Upvc double glazed window to the front, radiator, loft access, wood effect flooring.

Utility



Upvc double glazed window to the side, hand wash basin, radiator, plumbing for washing machine, space for dryer, door to Garden.

FIRST FLOOR

Loft Room



Wooden Velux window, exposed beams, part wooden panel walls, eaves storage, radiator, door to:-

Dressing Room



Wooden Velux window, exposed beams, part wooden panel walls, eaves storage, radiator.

THE CABIN



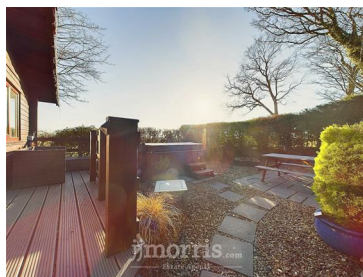
Double glazed window to the front, wooden window to the side, counter top stainless steel sink, space for under counter fridge, electric storage heater, door to:-

Shower Room



Low flush toilet, hand wash basin, corner walk-in shower, electric shower, double glazed Upvc window to the side, wood effect flooring, part tiled walls.

Externally



The property is accessed via a gravel driveway which provides ample off-road parking. There is a large lawn to the rear with mature shrubs and trees, gravel seating area, good sized workshop and polytunnel. Just a short walk to a Wooden Cabin being used as an Airbnb which has a raised decking, gravel seating area, paved patio which benefits from privacy by mature hedging.

Utilities & Services

Heating Source: Oil-fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Private drainage - septic tank

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: C

What3Words: ///growth.exacts.applauded

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.5mbps upload and 4mbps download and Ultrafast 220mbps upload and 1800mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Limited & Data - Limited

Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - None

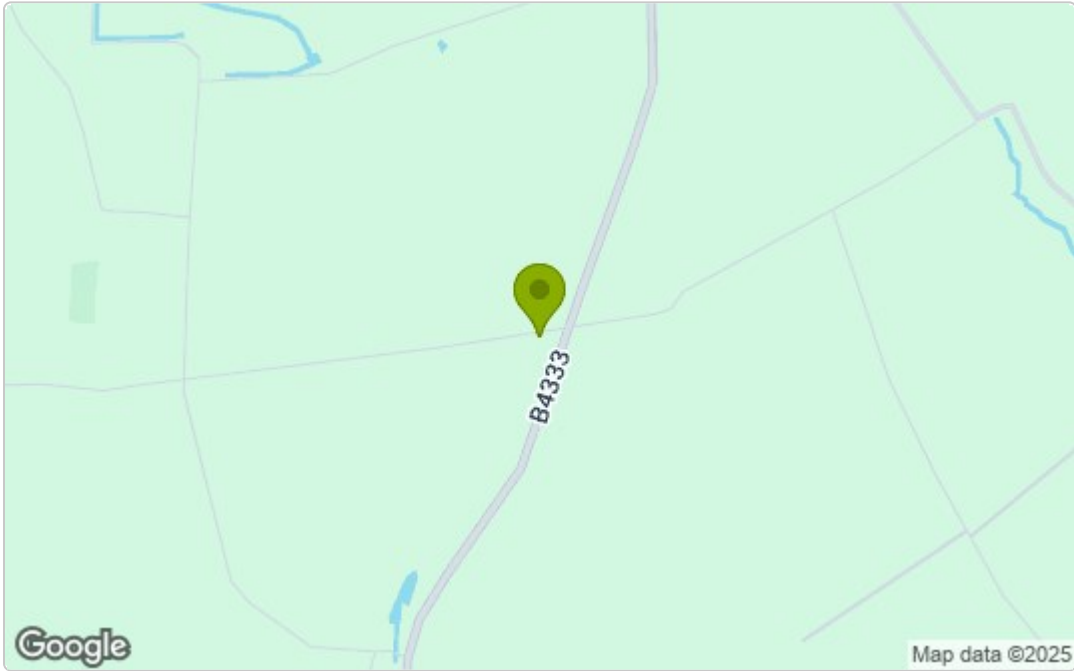
Vodafone. Voice - None & Data - None

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

