

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



Pontfaen Cottage Cellan, Lampeter, Ceredigion, SA48 8HX
Guide Price £325,000

A truly delightful country cottage offering charming Grade II Listed renovated accommodation with the benefit of oil fired central heating, that has to be inspected to be fully appreciated.

Its picturesque setting in the heart of the Teifi valley surrounded by mature gardens and grounds, bordering on to a pretty stream and set in approximately quarter of an acre or thereabouts.

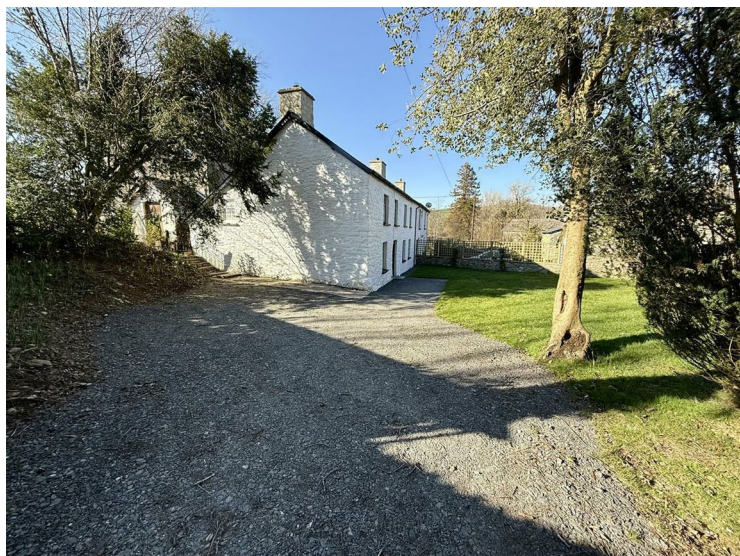
Offering 3 bedroomed accommodation ready for immediate occupation, with attractive kitchen and bathroom fitments this will provide a great home for the discerning buyer.

*** A property deserving of viewing at an early date ***

LOCATION

The property is located in the picturesque mid reaches of the Teifi valley, nestling in the foothills of the Cambrian mountains on the outskirts of the popular rural community of Cellan, close to the market town of Lampeter.

DESCRIPTION



A double fronted Grade II Listed property recently renovated to a high standard and now ready for immediate occupation and an opportunity for prospective purchasers to enjoy the surroundings together with feature accommodation offered by this delightful cottage.

The accommodation provides the following -

FRONT ENTRANCE DOOR to



HALLWAY



Radiator, polished timber floor and electric meter cupboard

SITTING ROOM/BEDROOM 4

14'6" x 9'8" (4.42m x 2.95m)



With a attractive polished timber floor, ornamental Victorian style fireplace, radiator

LIVING ROOM

15'9" x 15'7" (4.80m x 4.75m)



Again a characterful room, having a polished exposed timber floor, cottage style fireplace with storage cupboard to side, 2 front windows to allow light in to this lovely living space, feature arched alcove, access to understairs storage cupboard

REAR HALLWAY

UTILITY ROOM

7'9" x 3' (2.36m x 0.91m)



With plumbing for automatic washing machine, boiler cupboard housing oil fired central heating boiler

BATHROOM

8'4" x 5'6" (2.54m x 1.68m)



With bath having shower unit over, wash hand basin, toilet, radiator, spot lighting, extractor fan, part tiled walls

KITCHEN

15' x 6' (4.57m x 1.83m)



With a contemporary styled kitchen yet in-keeping with the style of the property having a marble effect work surfaces incorporating a single drainer sink unit with mixer tap, Miele electric oven, 4 ring hob, built-in dishwasher, spot lighting

FIRST FLOOR - FEATURE LANDING



Access to under eaves boarded loft area providing useful storage room

BEDROOM 1

15'8" x 14'1" (4.78m x 4.29m)



Storage cupboard, 2 radiators, 2 front windows, carpeted floor

BEDROOM 2

14'3 x 8' (4.34m x 2.44m)



With Victorian fireplace, radiator, front window

BEDROOM 3

7'4" x 5'9" (2.24m x 1.75m)



Radiator, front window

LOFT ROOM



EXTERNALLY



One of the features of this property is its delightful rural location approached via a part shared lane, then leading to a gravelled private driveway, delightful cottage style gardens and grounds contained within a walled boundary.

WORKSHOP

9' x 7'6" (2.74m x 2.29m)



Useful external workshop housing the oil tank.

HARDSTANDING AREA



Across the lane from the property is a further hard standing area which overlooks a pretty stream with room for caravan/trailer storage and further parking.

STREAM



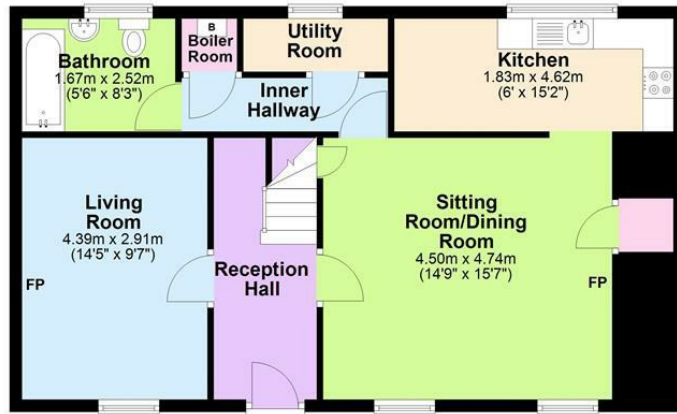
COUNCIL TAX BAND - D

Amount Payable : £2104 <http://www.mycounciltax.org.uk/>

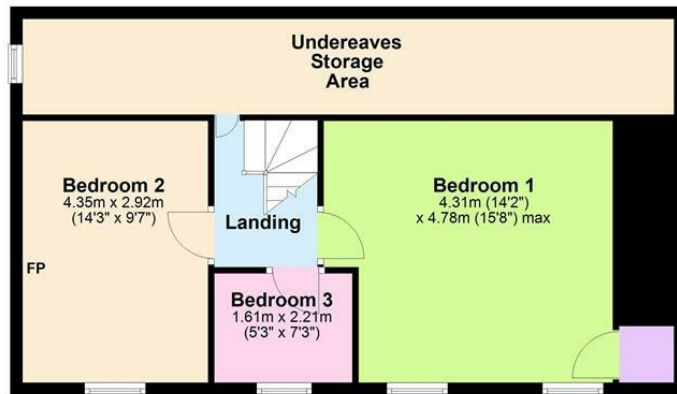
DIRECTIONS

From Lampeter, take the A482 towards Cwmann turning on to the Cellan road, continue through the village of Cellan and the property can be found on the right hand side just before a hump back bridge as identified by the agents for sale board.

Ground Floor



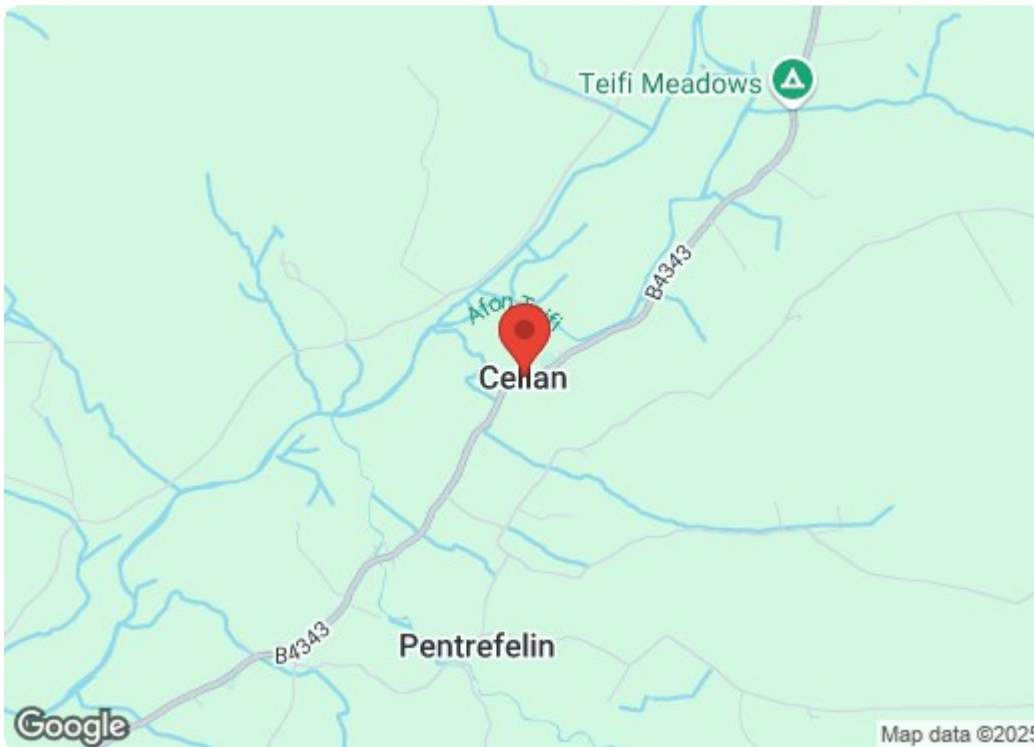
First Floor



Total area: approx. 130.7 sq. metres (1406.9 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Pontfaen Cottage , Cellan, Lampeter



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC

EVANS BROS.

5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

EVANS BROS.

MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444

EVANS BROS.

1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,