

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

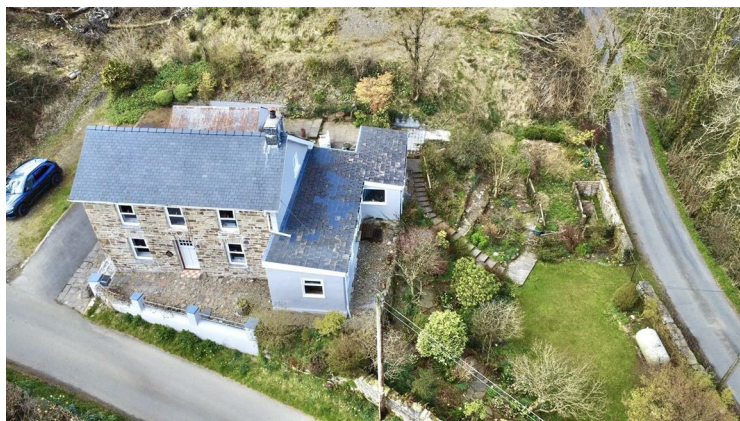


Y Graig, Rhyddlan, Llanybydder, Ceredigion, SA40 9XB

Asking Price £334,950

A delightful refurbished country cottage, nestling in the mid reaches of the Teifi valley offering characterful, up to 4 bedroomed accommodation with delightful cottage style gardens and grounds, designed to provide a wealth of colour from various shrubs and flowers throughout the summer, the whole enjoying an attractive rural location with no near neighbours, overlooking the picturesque Teifi valley, only 2 miles from Llanybydder.

LOCATION



The property is attractively positioned nestling in the mid reaches of the Teifi valley enjoying attractive views, adjoining a quiet country lane providing some lovely scenic walks. The property is only 2 miles from the popular Teifi valley and market town of Llanybydder with a good range of local amenities including shops, chemist, doctor's surgery, primary school, some 6 miles from Lampeter providing a good range of everyday facilities and also convenient to Carmarthen to the south and the West Wales heritage coastline being approximately 30 minutes drive to the west.

DESCRIPTION



A delightful detached characterful cottage having been refurbished by the current owners in recent years to include the installation of a new wood burner and upgraded central heating system with boiler. The property offers charming accommodation retaining many character features such as exposed stone walling, beamed ceilings and original quarry tile floors.

The property provides more particularly -

FRONT HARDWOOD DOOR to



ENTRANCE HALL



Red and black quarry tile floor, radiator, tongue and groove walling, electric meters

SITTING ROOM/GROUND FLOOR BEDROOM 4 14'5" x 9'8" (4.39m x 2.95m)



With exposed stone walling to part, exposed beamed ceiling, fireplace, window to front.

LIVING ROOM

14'7" x 12'2" (4.45m x 3.71m)



A lovely welcoming room with exposed stone walling, red and black quarry tile floor, tongue and groove ceiling, feature fireplace with clear glass wood burning stove installed in 2024, fitted wall lights, front window, access to understairs storage area.

DINING ROOM

21'2 x 9' (6.40m x 2.74m)



A large light room with side french doors, timber effect flooring and two radiators

SHOWER ROOM

10'10" x 5'4" (3.30m x 1.63m)



With tiled floor, w.c., wash hand basin, shower unit, cupboard with automatic washing machine

REAR HALLWAY

Tiled floor, rear uPVC entrance door

KITCHEN

16'1" x 6'9" + recess 6'6" x 4'10" (4.90m x 2.06m + recess 1.98m x 1.47m)



With an attractive range of kitchen units at base and wall level incorporating single drainer sink unit, electric range oven with lpg gas hob with cooker hood over, space for fridge freezer. An attractive light room with windows to three sides.

FIRST FLOOR

Stairs to -

LANDING



Tongue and groove walls, access to loft

FRONT BEDROOM 1

14'5" x 11'6" (4.39m x 3.51m)



With exposed timber flooring, painted stone walling, double aspect windows with lovely views, radiator, built-in wardrobes.

FRONT BEDROOM 2

14'5" x 8'3" (4.39m x 2.51m)



With front window with lovely views, aesthetic tile fireplace, radiator, tongue and groove ceiling.

FRONT SINGLE BEDROOM 3

8'6" x 6'9" (2.59m x 2.06m)



Radiator, tongue and groove walls and ceilings, front exposed stone walling, radiator window to front with lovely views

REAR LANDING -



BATHROOM

12'5" x 6' (3.78m x 1.83m)



Two windows and velux roof window, bath with shower unit over, pedestal wash hand basin, toilet, access to airing cupboard providing store and radiator.

CELLAR/WORKSHOP ROOM



With limited head room 15' x 6' with power connected.

EXTERNALLY



The property is set in delightful spacious cottage style gardens and grounds and is approached via a side driveway leading to rear garage. Attractive patio area.

REAR PATIO AREA



REAR GARAGE



THE GARDENS



Which are provided to the side and front of the property are cottage styled terrace gardens with paved paths with a host of flowers and shrubs to provide a wealth of colour throughout the growing season including a former pig sty range and lawned gardens, the whole combining to give a lovely country cottage feel in this delightful location.

SERVICES



We are informed the property is connected to mains water, mains electricity, private drainage, lpg gas fired central heating.

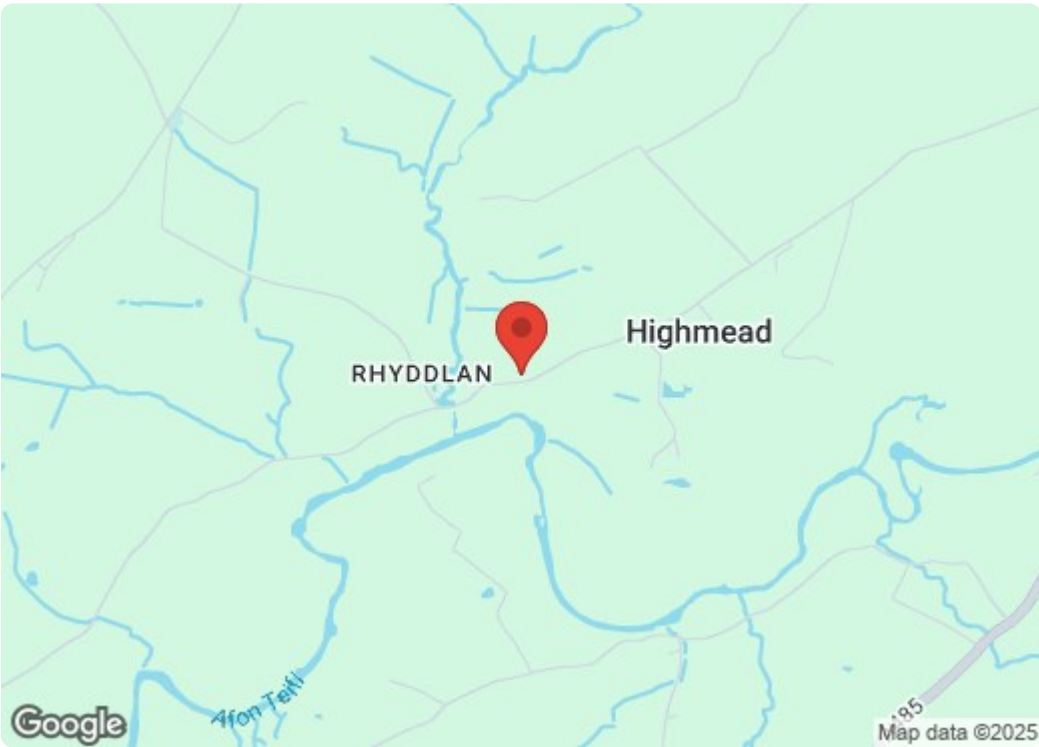
DIRECTIONS



From Llanybydder, take the Llanwnnen road, over the bridge, turn left at the mini roundabout. Proceed for 0.25 of a mile, turn left on a sharp right hand bend. Carry on for about 1.5 miles, down the hill into the hamlet of Rhuddlan. Proceed over a small bridge. Y Graig is in front of you on your right with an Evans Bros sign thereon.

COUNCIL TAX BAND - D

Amount payable: £2296 <http://www.mycounciltax.org.uk>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
	32	

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



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



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



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.,