EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS
Established in 1895
39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**

Pensarn Cottage Cwrtnewydd, Llanybydder, SA40 9YN

Asking Price £125,000

A characterful & quaint 2 bedroomed stone cottage with the benefit of attractive landscaped gardens, oil fired central heating & uPVC double glazing, conveniently situated on the edge of the village of Cwrtnewydd, within easy travelling distance of nearby towns such as Lampeter, Llanybydder & Llandysul.

** AVAILABLE CHAIN FREE **

Location

The property is attractively positioned on the edge of a traditional pretty village of Cwrtnewydd being some 5 miles from Llanybydder, 6 miles from Lampeter and within a 20 minute drive of the Ceredigion Heritage Coastline at pretty seaside fishing village of New Quay and the destination harbour town of Aberaeron.

Description

A traditional & homely 2 bedroomed stone cottage with the benefit of oil fired central heating & uPVC double glazing. The property provides characterful accommodation with features such as exposed beams & alcoves along with a layout typical of a cottage of its time. The rear garden is a real highlight of the property for those with garden pursuits at heart due to its deceptive size & colourful plants & shrubbery leading to hardstanding for a greenhouse or similar & old stone store house. The property affords more particularly the following -

Front Entrance Door to -

second uPVC double glazed entrance to -

Living / Dining Room

16'3" x 13'9" (4.95m x 4.19m)

A homely living area with feature fireplace, alcove shelving, under stairs storage, character exposed ceiling beams, opening to -

Kitchen

13'8" x 6'6" (4.17m x 1.98m)

with single drainer sink, base units, space for fridge / freezer, exposed beams

Utility Room
10'9" x 8' (3.28m x 2.44m)

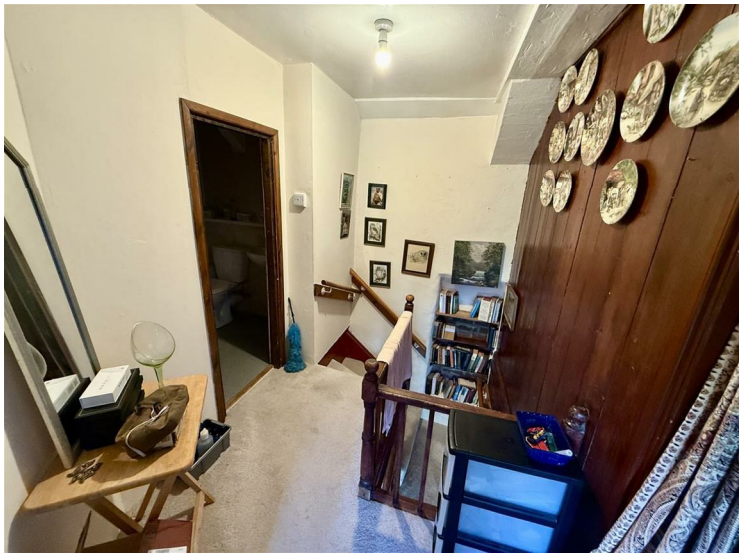
being part tiled with single drainer sink, base & wall units, space for dishwasher, cooker point, 'Firebird' oil boiler, door to -

Conservatory
8'4" x 7'7" (2.54m x 2.31m)

of uPVC construction, with plumbing for automatic washing machine, door to grounds at rear

FIRST FLOOR

Landing



with shelving & access to loft

Bedroom 1
16'8" x 8'4" (5.08m x 2.54m)

with exposed beams, shelving & front uPVC double glazed windows

Bedroom 2
13'9" x 6'6" (4.19m x 1.98m)

with front uPVC window, shelving, office space, radiator

Bathroom / Wet Room

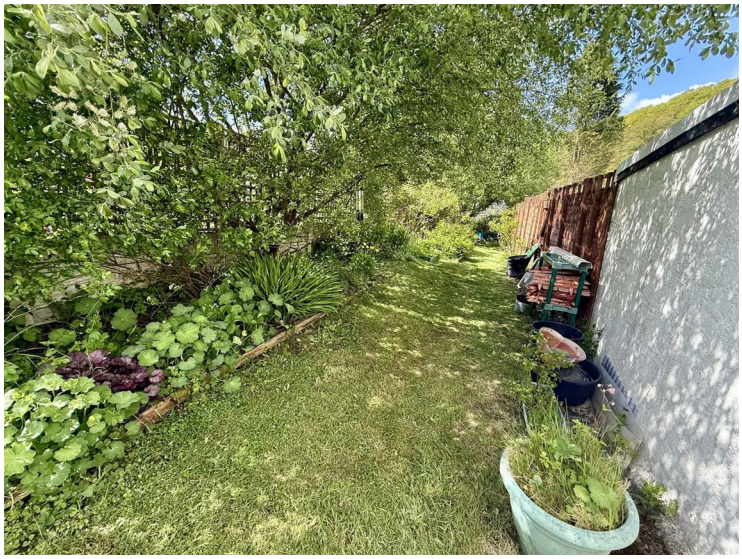
An accessible suite with pedestal wash hand basin, W.C., electric shower, towel rail, extractor fan & radiator

Externally

The gardens & grounds of this property are a real standout feature with a walled a railed frontage to the house & attractive quarry tiled flooring along with a long strip of well enclosed traditional cottage styled gardens to the rear with lawn, raised beds, fruit trees, various plants & shrubbery & a further greenhouse & old stone outbuilding with the grounds extending right down to the river Cledlyn.

Cellar
14' x 8'7" (4.27m x 2.62m)
with electricity connected & work surfaces, ideal for storage & those with DIY interests (limited headroom)

Lawned Gardens



Old Stone Outhouse

Services

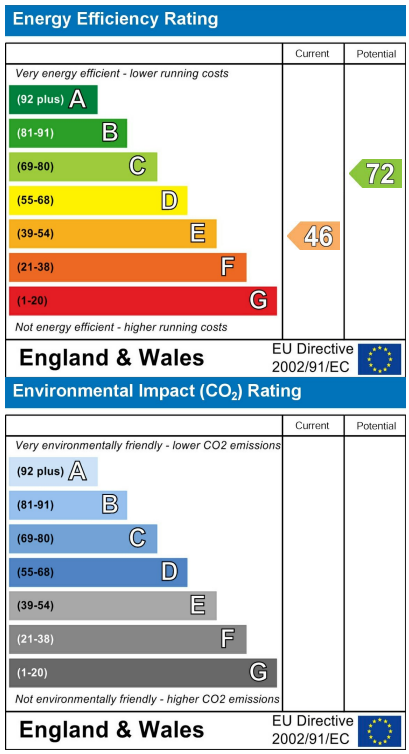
We understand that the property is connected to mains water, electricity & drainage, oil fired central heating.

Council Tax Band 'C'

Directions

What3Words: vineyard.pavilions.winks

From Lampeter take the A475 Newcastle Emlyn road, continue to the village of Drefach at the roundabout turn right sign posted Cwrtnewydd, continue into the village at the bottom after passing over the bridge turn left and continue up the hill, the property can be seen on the right hand side as you begin to climb the hill as identified by the 'Evans Bros for sale' board.



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