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Bwlchyberllan Cwrtnewydd, Llanybydder, Ceredigion, SA40 9YN

Asking Price £100,000

A deceptively spacious village cottage deserving of sympathetic renovation, having a front parking area with enclosed rear garden, rear workshop, greenhouse and views over fields to the rear.

Located in a pretty village setting close to Llanybydder and Lampeter and not far from the seaside at New Quay Llangrannog etc.

Location



The property is located in the rural community of Cwrtnewydd, with pretty village setting around a former village square, we are informed that the property has parking to front with enclosed front forecourt and backs onto open fields at the rear. The property is convenient to the Teifi market town of Llanybydder, offering a good range of everyday amenities and also the towns of Lampeter, Llandysul, Llwyncelyn and being a short drive from the Ceredigion heritage coast line renowned for its seaside resorts including New Quay and Llangrannog,

Description



A mid terraced cottage offering deceptively spacious accommodation, previously with up to 4 bedroomed accommodation, now in need of full renovation and ready to put your own stamp on this character cottage the property falls more particularly the following

Front entrance door



to reception hall, radiator, access to understairs storage cupboard

Reception Room

21'2" x 9'5" (6.45m x 2.87m)



previously two rooms now one open plan space with fireplace,

Kitchen
18'10 x 8'8 (5.74m x 2.64m)



with oil fired Cleopatra range with backboiler for central heating and domestic hot water facilities, also providing cooking facilities, WC



Rear Workshop
14'6 x 13'6 (4.42m x 4.11m)



Door to rear garden, door to toilet

Rear Landing

Open Plan Space
21'4" x 16'1" (6.50m x 4.90m)



Previously having 3 bedrooms, now providing one open space

Rear Bedroom
18'8" x 8'6" (5.69m x 2.59m)



copper cylinder

Externally



We are informed that there is a parking area to the front of the cottage with enclosed front garden. To the rear of the property is a spacious garden including a green house and oil tank. We are informed having a benefit of a pedestrian right of access over the adjoining property for deliveries etc.

Greenhouse



View to rear



Attractive views over fields to rear

Services

We are informed that the property is connected to mains water, mains electricity, mains drainage, oil fired central heating by a Cleopatra range

Council Tax Band 'C'

Directions

From Lampeter take the A475 to Newcastle Emlyn, continue through the village of Llanwnnen to the village of Drefach, turning right on the round about continue into Cwrt-newydd to the bottom of the village turning left and immediately left again, and the property can be found in front of you, identified by the agents for sale board.

Auction Guidelines

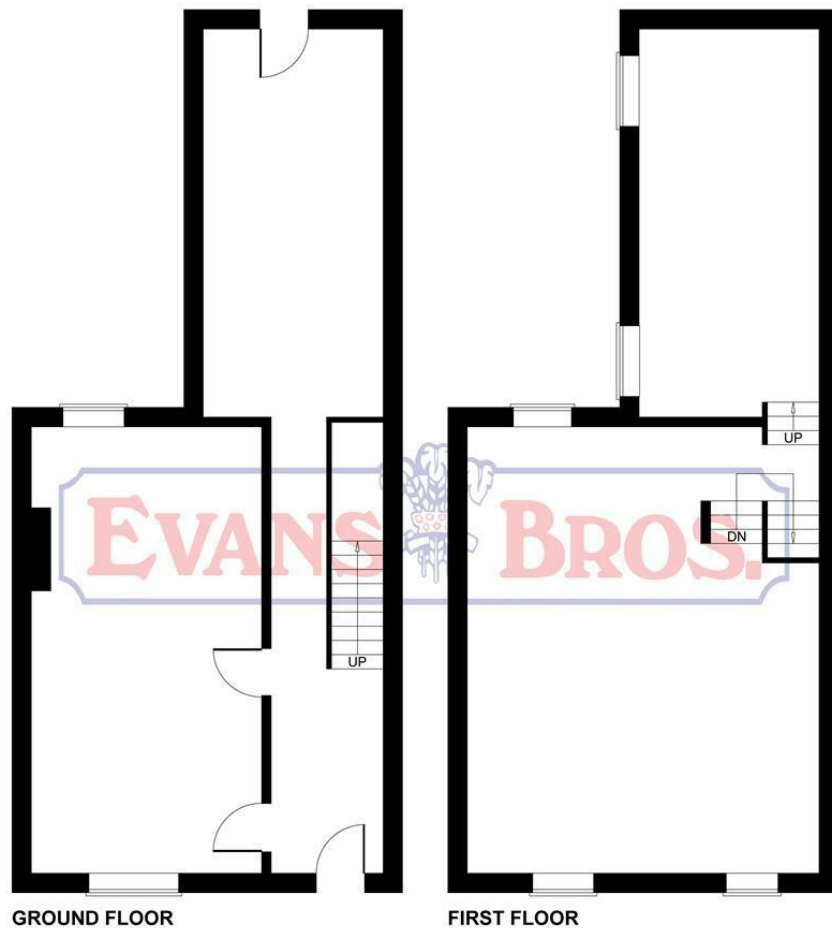
<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance

<http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

The purchase is also subject to a buyers premium of £1500 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees. Please refer to legal pack for actual amounts payable.

Bwlchyberllan, Cwrtnewydd



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		
		76
England & Wales EU Directive 2002/91/EC		



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