

Ref: Onan67

Nant-y-Ffin, Llangeitho, Tregaron, SY25 6TU

Delightful 3 Bedroom Period Cottage set in pretty established large gardens with a gentle babbling stream to the lower boundary. Double Garage and 28' Workshop/Craft Room.

Tregaron 4 miles, Aberaeron 12 miles, New Quay 20 miles, Aberystwyth 16 miles



Tucked away in a peaceful location, this delightful period country cottage has records going back to 1870, the origins being a stone built cottage under a slate roof with later additions.

Accommodation: – Ground Floor: Lounge, Dining Room, Kitchen, Utility area, Conservatory, Cloakroom and Bathroom. First Floor: 3 Bedrooms. (EER: E)

Detached Double Garage and Detached heated Workshop/Craft Room.

Established Gardens with a greenhouse, garden sheds, pond and babbling small stream.

Location – The property is in a peaceful rural location only 4 miles from the old market town of Tregaron where there are schools, a selection of small independent shops and businesses including grocery shops, newsagents, garage's, pubs and restaurants. Being at the foothills of the Cambrian Mountains this is a beautiful scenic area with Cors Caron Natural nature Reserve to the north of Tregaron. The popular seaside resort of Aberaeron is 12 miles distant on the magnificent Cardigan Bay coast.

Price Guide: £249,950

THE ACCOMMODATION:

The property has oil-fired central heating and predominantly double glazing. It is beautifully presented and has a really welcoming cosy ambiance.

Ground Floor –

- ENTRANCE HALL:** 9'2" x 3'4". Solid oak front door with feature stained glass window and further stained glass window above. Oak wood floor. Walk-in cloaks cupboard. Doors to the lounge and dining room.
- LOUNGE:** 16' x 9'. Exposed ceiling timbers. Original period oak framed window with partial stained glass panels, to the front aspect.
- DINING ROOM:** 15'7" x 9'2". Fireplace housing a multi fuel stove on a slate tiled hearth with timber mantle and surround. Oak wood floor. Original period oak framed window with partial stained glass panels, to the front aspect. Opaque glass window to the rear facing into the kitchen.
- KITCHEN:** 19'4" x 4'6". Excluding recess. Range of cream wall and base units, stainless steel sink with mixer tap, tiled splashbacks and beech wood-effect work surfaces. Recess with built in cupboards and cooker control point with space for an electric cooker. Further recess with window at the rear, which houses the oil fired Rayburn which serves the central heating and hot water. Picture window to the rear. Loft access. Door to the larder. Staircase to the first floor. Door to the bathroom and half glazed door to the utility/cloaks area.
- UTILITY / CLOAKS AREA:** 11'8" x 4'10". Plumbing and space for a washing machine, dishwasher, tumble dryer and space for a fridge/freezer.
- CONSERVATORY:** 18'2" x 7'10". Accessed from the kitchen. Polycarbonate roof, windows on three sides, half glazed external side door. Door to the cloakroom.
- CLOAKROOM:** 6'4" x 5'. White suite comprising vanity unit with fitted cabinet. Low level W.C. Feature display niche. Window to the front.
- BATHROOM:** 8'7" x 5'5". White suite comprising bath with shower over and shower screen, pedestal wash hand basin, low level W.C. Window to the side. Tiled walls.

First Floor –

- LANDING:** The staircase from the kitchen leads up to the first floor landing, with access to the loft. Airing cupboard and doors to 3 Bedrooms.
- BEDROOM 1:** 12'3" x 9'5". Excluding the wall to wall built in wardrobes (4' depth). Window to the front.
- BEDROOM 2:** 9'10" x 8". Velux roof window to the rear and window to the side aspect.
- BEDROOM 3:** 9'5" x 8'4". Window to the front.

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EXTERNALLY

THE APPROACH:

The property is in rural location on a quiet lane with one neighbour further along the lane.

There is a double gated vehicular entrance onto a concrete drive with ample off road parking space.

GARDENS:

Charming established gardens with large areas of lawn. Pergola with designated seating area where you can sit and look over the ornamental pond and delightful gardens whilst enjoying the peaceful surrounds and the sound of the small babbling stream which runs along the lower boundary. Garden implement shed and potting shed, a greenhouse and fruit cage to suit those looking to grow their own fruit and vegetables.

DETACHED DOUBLE GARAGE:

25'8" x 13'6". Of timber construction on a concrete base with double vehicular doors to the front. Power and lighting with separate fuse box.

WORKSHOP/CRAFT ROOM:

28' x 13'. Of timber construction on a concrete base. Pedestrian doors to both ends. Power and lighting with separate fuse box. Heated by a wood burning stove. Ideal for those seeking a home office or studio/craft room.

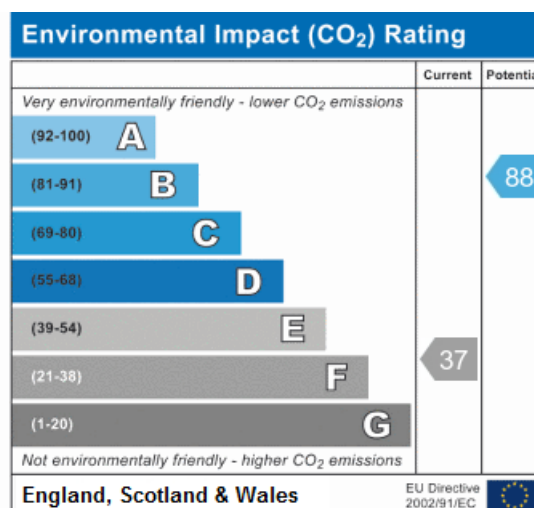
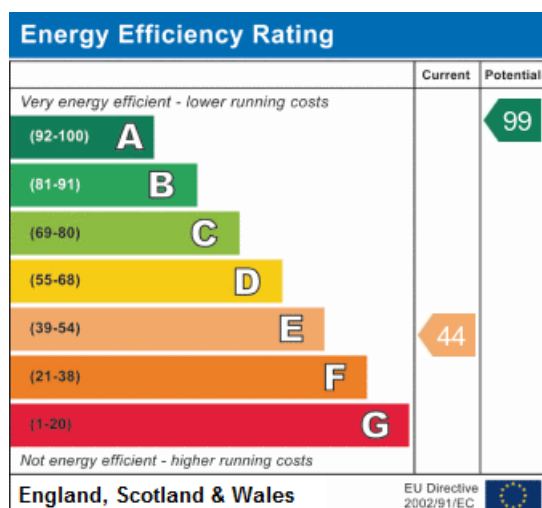


Total area: approx. 108.5 sq. metres (1168.0 sq. feet)

For illustration purposes only, floor-plan not to scale and measurements are approximate
Plan produced using PlanUp.

Nant-y-Ffin, Llangeitho, Tregaron

ENERGY PERFORMANCE FIGURES



SERVICES: We understand that the property is connected to mains water and mains electricity, and has a private drainage system. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX: We are informed that the property is within Council Tax Band "C" (Ceredigion County Council)

FIXTURES & FITTINGS: Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION: We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING: By appointment with **PROFILE HOMES**
Tel: 01550 777790
Email: contact@profilehomes.com
Website: www.profilehomes.com



NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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