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Y Ddol, Llanddewi Brefi, Nr. Tregaron, Ceredigion, SY25 6RS

Offers In The Region Of £359,000

This delightful character cottage presents an exceptional opportunity for those seeking a beautifully refurbished home. The property boasts two inviting living rooms, one of which features a cosy woodburner, perfect for those chilly evenings. The well-appointed kitchen and breakfast room provides a warm and welcoming space for family gatherings and culinary adventures.

This cottage offers two en suite bedrooms, ensuring privacy and comfort for residents, alongside a third bedroom that is conveniently serviced by a family bathroom. The thoughtful layout makes it ideal for both families and those looking for a peaceful retreat.

The exterior of the property is equally impressive, featuring beautifully landscaped gardens that create a serene outdoor oasis. For pet lovers, there is a kennel, and gardening enthusiasts will appreciate the greenhouse, perfect for nurturing plants and vegetables.

Additionally, the property includes a detached garage workshop, which presents exciting conversion potential for those wishing to expand their living space or create a unique workspace.

This charming cottage combines character with modern comforts, making it a perfect choice for anyone looking to enjoy the tranquillity of rural living while still being within reach of local amenities. Don’t miss the chance to make this enchanting property your new home.

LOCATION



Nestling in the foothills of the Cambrian mountains in the popular village of Llanddewi brefi, close to the town of Tregaron which offers a good range of amenities including 3-16 schooling, doctors surgery chemist, shops cafes and also convenient to the larger town of Lampeter. There are ample opportunities to enjoy the surrounding country side close by being an area popular with walkers etc

DESCRIPTION



An impressive cottage combining traditional character and charm with modern convenience having oil fired central heating, easy to maintain double glazing and with wood burners located in the kitchen and sitting/dining room. One of the stand out features of this light and airy home is the "Turn Key" appeal from the superbly presented accommodation.
The property has two ensuite bedrooms to add to the appeal with a further bedroom and bathroom.

FITTED KITCHEN/BREAKFAST ROOM

16'0" x 15'0" (4.88m x 4.57m)



With a modern range of kitchen units to base and wall level having a sink unit, double oven and integrated microwave, LPG hob with cooker hood over, integrated dishwasher and space for fridge. Under stiars storage cupboard and pantry cupboard.
Double aspect windows with timber effect flooring staircase to two first floor bedrooms, exposed beamed ceiling

DINING/SITTING ROOM

15'0" x 10'9" (4.57m x 3.28m)





A light room with window to front and French doors to rear, feature fireplace with woodburning stove inset for those cosy winter evenings, timber effect flooring and beamed ceiling

LIVING ROOM

15'62 x 14'10" (4.57m x 4.52m)





Converted from the former adjoining coach house with tiled floor having under floor heating and front window and rear French doors.
the character of the room is exemplified by the exposed stone walling and the modern twist of the attractive oak staircase with feature glazed balustrade leading to first floor master bedroom suite.

LANDING



With front window

MASTER BEDROOM 1
12'9" x 9'5" (3.89m x 2.87m)





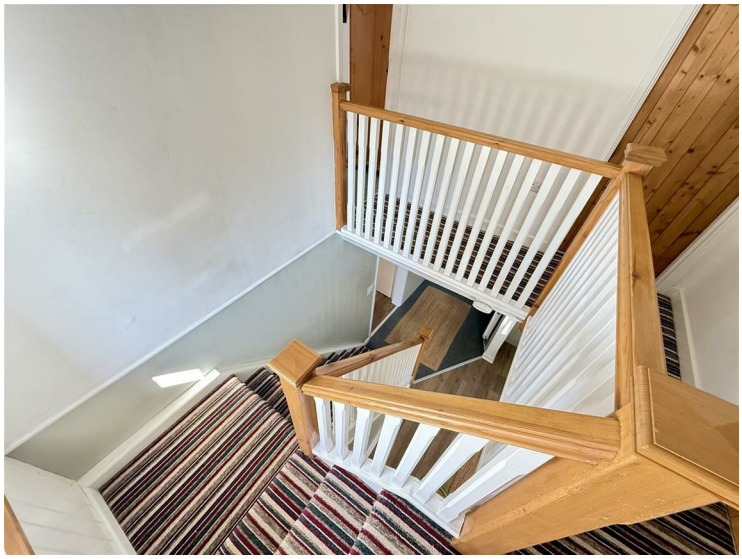
with exposed original a frames and an open vaulted ceiling painted stone walls, rear window built in cupboard

ENSUITE BATHROOM



with a corner shower enclosure, wash basin set in vanity unit and with toilet

SECOND LANDING



Accessed from the Kitchen leading to a spacious landing

BEDROOM 2
15' x 14' (4.57m x 4.27m)




Front and rear windows and with exposed beams.

ENSUITE BATHROOM



with shower wash basin and toilet, heated towel rail

BEDROOM 3
9'1 x 8 + 8 x 5'4 (2.77m x 2.44m + 2.44m x 1.63m)



BATHROOM
8' x 5'7 (2.44m x 1.70m)



with a P shaped bath with shower over and wash basin, toilet and heated towel rail, tiled walls.

UTILITY ROOM
16'8 x 6'9 (5.08m x 2.06m)
containing the oil central heating boiler, plumbing ans space for washing machine freezers etc.

OUTSIDE - DETACHED GARAGE
19'10 x 14'8 (6.05m x 4.47m)




with conversion potential (STP) and a leant o potting shed/workshop 11'2 x 9'

EXTERNALLY



One of the main features of this property are the delightful

gardens with lawned areas, flower and shrub borders, vegetable garden with greenhouse and Kennel
There is also a recently established orchard area.
Front driveway with off road parking

GARDEN AREA



SERVICES

Mains Electricity, Water and Drainage. Oil Fired Central Heating and uPVC Double Glazing. Telephone inc. Broadband.

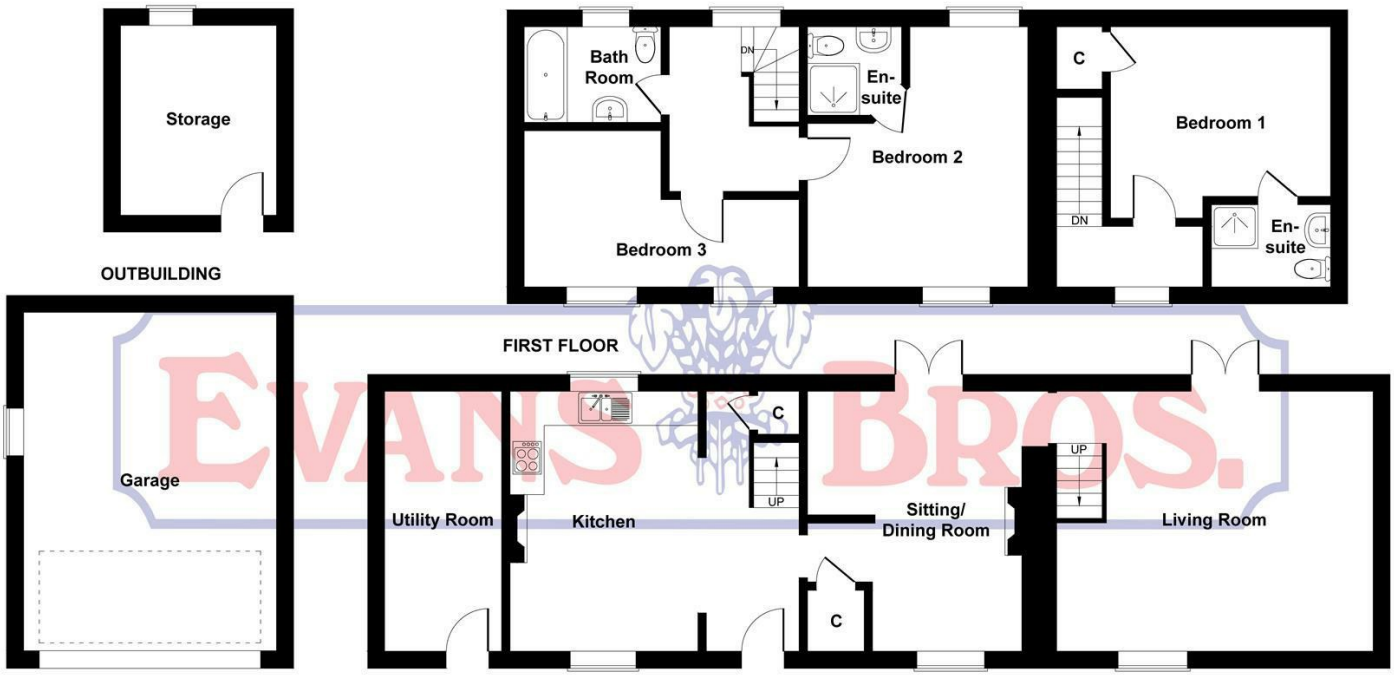
COUNCIL TAX BAND - C

Amount payable: £2041 http://www.mycounciltax.org.uk

DIRECTIONS

From Lampeter take the A485 for Tregaron. After about 6 miles and going through Betws Bledrws, Llangybi and Olmarch - Turn down right for Llanddewi Brefi - over the River Teify. After 1 mile turn right to Llanddewi Brefi. In the village go over the bridge and turn right by big chapel. After 300 yards Y Ddol will be seen on the right.

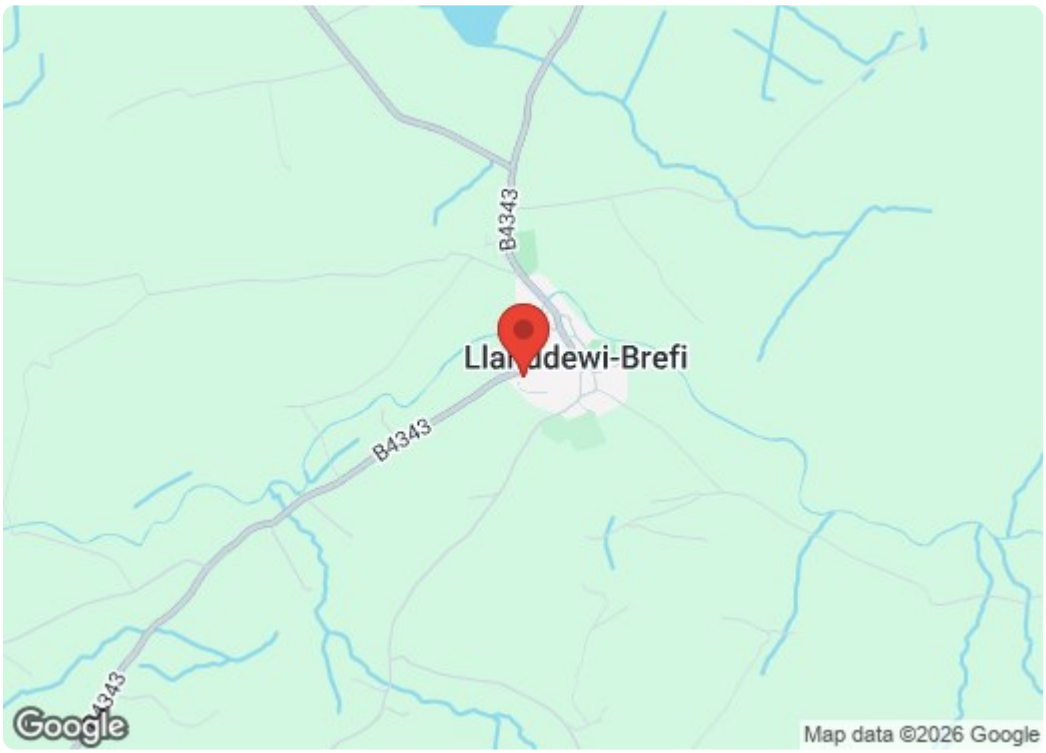
Y ddol Llanddewi Brefi

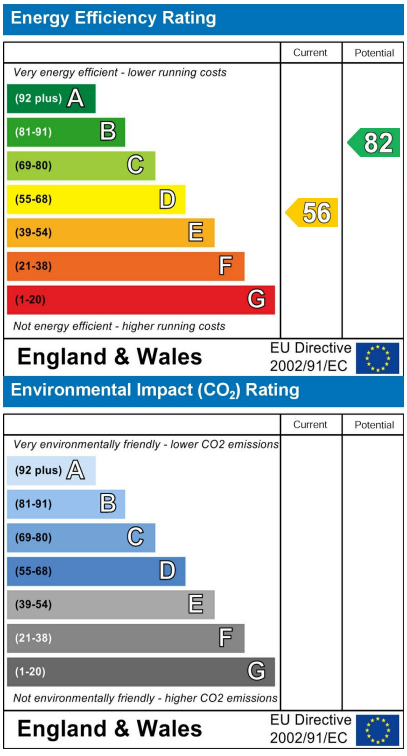


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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