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Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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Gwynfil Cottage Llangeitho, Tregaron, Ceredigion, SY25 6SU

Price Guide £100,000

An opportunity of acquiring an improvable cottage offering 2/3 bedroomed accommodation having been partly refurbished and re-roofed although in need of completion of works with the benefit of rear kitchen extension and solid fuel fired central heating.

Attractive village location in the popular Aeron valley village of Llangeitho, close to Tregaron, Lampeter and Aberaeron.

DESCRIPTION



A traditional Grade II Listed cottage deserving of sympathetic completion of renovation and refurbishment works which have commenced with the benefit of solid fuel central heating and water heating system (not tested). The property provides the following accommodation -

LIVING ROOM

14' x 12'8" (4.27m x 3.86m)



With fireplace housing multi fuel burning stove with back boiler for domestic hot water and central heating supplies

SECOND RECEPTION AREA

10'6" x 7'5" (3.20m x 2.26m)



Intended to be a bedroom

PROPOSED SHOWER ROOM

10'8" x 6' (3.25m x 1.83m)



This has been prepared to provide a ground floor shower room but was not completed. This could be reinstated to provide one larger room if required

REAR KITCHEN

17'10" x 7' (5.44m x 2.13m)



With tiled floor, fitted kitchen units, side patio doors

Side Patio Door



FIRST FLOOR

BEDROOM 1

17' x 11'10" (5.18m x 3.61m)



Front window. rear sky light, radiator

BATHROOM

8' x 5' (2.44m x 1.52m)



With base fitted for shower (not completed), toilet and wash hand basin, radiator

BEDROOM 2

15'5" x 9'8" (4.70m x 2.95m)



Front window and rear sky light, hot water tank, radiator

EXTERNALLY



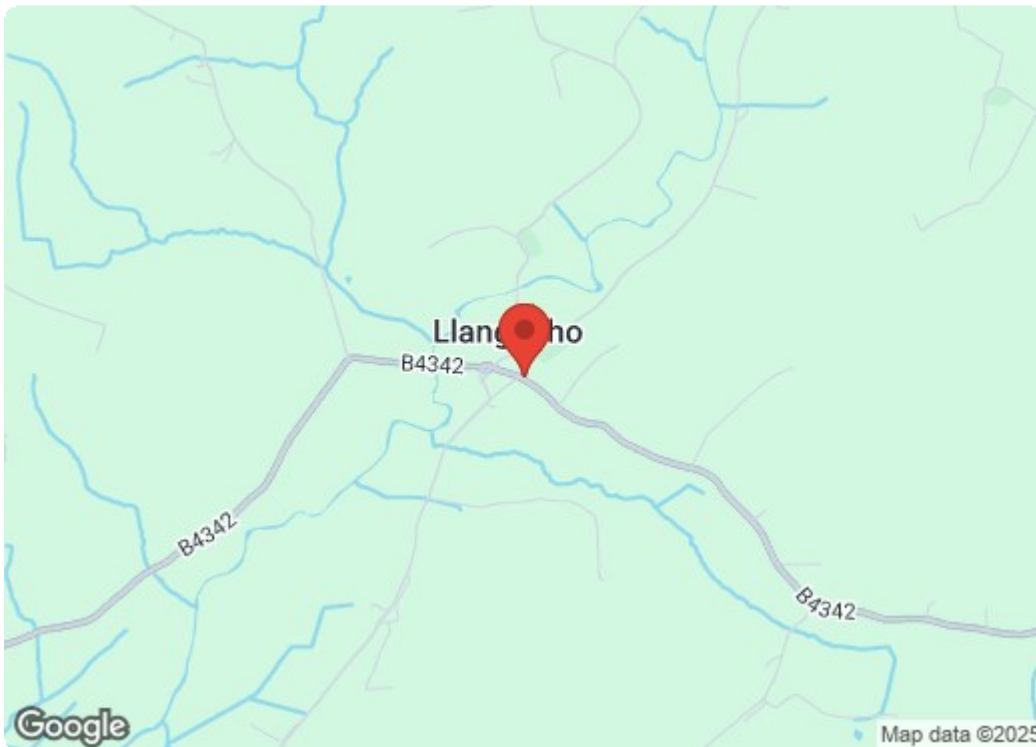
Side parking area, garden shed and concreted driveway for off road parking.

SERVICES

We are informed the property benefits from connection to mains water, mains electricity and mains drainage.


COUNCIL TAX BAND - C

Amount Payable £1870 <http://www.mycounciltax.org.uk>




Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales EU Directive 2002/91/EC 



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