

## Riverside Cottage - Llandysul



**3 Bedrooms**

Reference  
**L36013**

£119,000

9 Teras Cambrian Terrace,  
Llandysul, Ceredigion, SA44  
4QX

Charming riverside cottage with comfortable 3 bedroom accommodation set on three floors with superb views and terrace to the rear on the river itself.

# 9 Teras Cambrian Terrace

- **Charming Riverside Cottage**
- **Superb Views**
- **Riverside terrace**
- **Character Features**
- **3 Bedroom/2 Bathroom**
- **Private Off-road parking included**

No 9 Cambrian Terrace is a delightful traditional stone and slated cottage with character accommodation set on three floors to include 2 bedrooms & Shower room to the top floor, Bedroom and bathroom to the ground floor and delightful kitchen, living and dining/sun lounge to the lower ground floor overlooking the enchanting River Teifi. Enjoying a popular riverside location with views over both the river itself and the open countryside beyond there is also a valuable private parking area included and a small enclosed paved garden and riverside terrace to the rear. The property has a convenient location on the edge of town, within easy walking distance of the amenities and facilities of the town and open countryside around.

## Details

Timber front entrance door leading into

RECEPTION HALL With electric radiator, staircase to First Floor, staircase lower ground floor, built in storage cupboard and doors to

BEDROOM 3 9' x 9'. With open beamed ceiling, vanity unit and wardrobe, upvc double glazed sash window to the front.

BATHROOM With W.C., pedestal handbasin, sunken bath, pine tongue & groove walling, upvc double glazed sash window to the rear.

### LOWER GROUND FLOOR

Timber staircase leading to

KITCHEN/LIVING ROOM 14'9" x 14'7". With Kitchen area comprising base and wall units, quarry tiled flooring, worktop space, electric cooker, plumbing for dishwasher & washing machine, open plan with living area and MORSO multi fuel stove set in stone fireplace with quarry tiled hearth, bread oven, T.V. plinth, electric radiator, Ceramic tiled flooring, open beamed ceiling, part stone part pine clad walls

and leading to

SUN LOUNGE/ DINING ROOM 12'8" x 8'9". With ceramic tiled flooring, electric radiator, upvc double glazed patio doors to the rear terrace with delightful river views,

CLOAKROOM With W.C., wash-handbasin, upvc opaque double glazed window to the rear.

**FIRST FLOOR** Staircase leading to small landing area and doors into

BEDROOM 1 12'2" x 8'2". With built-in wardrobes and storage cupboards, exposed stone wall, upvc double glazed sash window to front and rear and En-suite with Shower room to include shower cubicle, vanity unit, pine clad walls.

BEDROOM 2 7'4" x 6'2". Exposed stone wall, upvc double glazed sash window to front.

## **EXTERIOR**

Directly in front of the property there is a raised paved seating area.

Private concreted parking pad with possibility for erection of garage if required.

Paved garden/seating area directly to the rear with walled boundary and access to further concreted platform for seating or fishing. All with delightful riverside views.

Rear pedestrian access.

Timber storage shed.

*Please note that this property (Lower Ground Floor only) did flood in 2018 – please refer to Selling Agents for further details.*

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## **Services**

Mains water, electricity and drainage. UPVC double glazed windows. Electric heating.

COUNCIL TAX BAND C

## **Contact Us**

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