

Detached Cottage - Panteg Cross, Llandysul



2 Bedrooms

Reference
L36047

£179,500

Ty Newydd Bach, Panteg Cross,
Llandysul, Ceredigion, SA44
4SS

Detached 2 bedroom cottage with garden and parking in delightful rural location.

Ty Newydd Bach

- **Charming detached stone/brick cottage**
- **Charming raised garden**
- **Double glazed & Parking**
- **2 Bedrooms**
- **Superb rural views**
- **Convenient location with easy access to town and coast**

Ty Newydd Bach is a delightful detached single storey cottage type property with 2 bedroom character accommodation that enjoys a popular countryside location. The property, which is habitable, requires some improvement and modernisation works internally to include the kitchen and bathroom. Of particular note is the sunny location with a delightful south/east facing garden that surrounds the property to three sides providing off-road parking and lawn areas. Located in a rural position the property also has the benefit of panoramic views to the front over open countryside. Set alongside a minor road within ½ mile of the main A486 Llandysul to New Quay road the property is an easy 5 minute drive from the town of Llandysul itself, and within 20 minute drive of the coastal resort of New Quay and the beaches nearby. The village of Croes-lan has a small village shop.

Details

Canopied front entrance porch with Upvc composite front entrance door into

RECEPTION HALL with small storage cupboard, Upvc double glazed window to front and doors into Utility room, Cloakroom and

LOUNGE 18' x 14'4" with stone fireplace with log-effect gas fire inset (not tested), timber mantle, Upvc double glazed picture window to the front with superb views, radiator, Upvc double glazed window to the side, access to roof-space and door to

KITCHEN 12'7"x 7'3" with range of base and wall units, stainless steel sink unit, tiled splashback, radiator, Upvc double glazed window to the front, door to rear Storage area and door to

REAR HALLWAY with radiator, built in airing cupboard with shelving and doors into

BATHROOM with W.C., pedestal washbasin, walk-in shower cubicle with TRITON electric shower unit, tiled walls, radiator, Upvc opaque double glazed window to the front.

BEDROOM 1 9'6" x 9' with radiator, Upvc double glazed window to front

BEDROOM 2 15' x 9'7".with radiator, 2 Upvc double glazed windows to front and side.

Off the Reception Hall there is a

CLOAKROOM with W.C., vanity unit, radiator, Upvc opaque double glazed window to the front

UTILITY ROOM 9'5"x 6' with WORCESTER oil-fired boiler, base and wall units, stable door to side parking bay and door to

REAR STORAGE ROOM 30'x 3'2" running along the rear of the property with plumbing for washing machine and door to garden.

EXTERNALLY

Set on a minor road with access directly from the roadway itself and with raised gravelled forecourt in front leading to Porch and front entrance door. Concreted driveway and off road parking to the side.

Pathways to either side of the property leading to the raised garden which is laid to lawn with seating areas and superb views.

Directly off the back door there is a small private seating area and steps to the garden.

Opposite the property there is a small triangular parcel of land where the septic tank is located.

Services

Mains electricity and water. Private drainage. Council tax band - D

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