



## **Ffinant, Bangor Teifi, Llandysul SA44 4HX**

**Offers in the region of £289,000**

**\*\* NICELY POSITIONED COUNTRY PROPERTY \*\***

**\*SUPERB RURAL VIEWS\***

**Quiet Rural Situation EPC EER-F21**

**Extended 3 Bed Period Cottage**

**Large Gardens & Garage**

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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

EJ/WJ/73550/200220

## DESCRIPTION

**\*\* DELIGHTFULLY POSITIONED  
EXTENDED DETACHED  
COUNTRY PROPERTY  
COMMANDING LOVELY RURAL  
VIEWS & LARGE GARDEN/  
SMALL WOODED AREA \*\***

Having a lovely rural tranquil rural location amidst beautiful Welsh countryside yet easily accessible to all amenities, enjoying an elevated position with super views across the valley and surrounding farmland. Comprises a period 3 bedroomed extended cottage of considerable appeal offering cosy and well presented accommodation including front conservatory and kitchen/breakfast room with oil fired Rayburn range. Outside there are approx 0.45 acre of extensive sloping grounds and terraced mature gardens with private driveway leading to double garage. The small town of Llandysul is only approx 1 mile away offering all the usual amenities including excellent schooling. The coastline at New Quay is within 30 minutes drive away.

## ACCOMMODATION

The property which occupies a delightful rural location enjoying an elevated position having a lovely southerly aspect commanding superb views across the valley and surrounding countryside. The property is a period extended cottage with partial oil fired central heating and part electric night storage heaters with double glazed windows. The cosy well presented family sized accommodation provides as follows:

### CONSERVATORY

9'6 x 7'6 (2.90m x 2.29m)  
Double glazed windows, lovely views to front across the valley, tiled floor, double glazed exterior door, door to;

### LIVING ROOM

17'8 x 13'6 (5.38m x 4.11m)  
Brick built fireplace and surround with timber mantle over and tiled hearth incorporating an oil fired stove, open beamed ceiling, window to front with lovely views, stairs to first floor, under stairs storage space, glazed sliding doors to:

### RECEPTION ROOM/STUDY

13'6 x 6'9 (4.11m x 2.06m)

Window to front with lovely views, ornate timber fireplace with tiled hearth, electric night storage heater.

### KITCHEN/DINER

15'2 x 10' (4.62m x 3.05m)  
Range of wall and base units with worktops over, 1½ bowl single drainer sink unit with mixer tap, ceramic 4 ring electric hob with hood over, built-in electric oven, oil fired Rayburn range servicing the domestic hot water and central heating systems, double aspect windows with lovely views, double glazed front entrance door, door to;

### UTILITY ROOM

9'10 x 5'2 (3.00m x 1.57m)  
Fitted with a range of wall and base units with worktop over, single drainer sink unit with mixer tap, plumbing and space for washing machine, radiator, fridge/freezer space, tiled floor, window to side.

### FIRST FLOOR LANDING

Access to loft space, doors to;

### BEDROOM 1

13'7 x 11' (4.14m x 3.35m)  
Two windows to front with lovely views, radiator.

### BEDROOM 2

11'8 x 7'9 (3.56m x 2.36m)  
Window to front with lovely views, range of fitted wardrobes with dressing area.

### BEDROOM 3

11'5 x 9'8 (3.48m x 2.95m)  
Double aspect windows with lovely views to side and front, radiator.

### BATHROOM

10' (max) x 7' (max) (3.05m (max) x 2.13m (max))  
Suite comprising bath with electric shower over with curtain and rail, vanity unit with wash hand basin, low level flush WC, tiled surrounds, tiled floor, built-in airing cupboard, extractor fan.

### EXTERNALLY

A particular feature of the property is the extensive grounds and gardens on offer, with a short private driveway leading over to the side of the property with a small yard area providing ample car parking/turning space and ideal for caravans and boats etc.  
**DETACHED DOUBLE GARAGE-**  
17'2 x 16'6 of block construction with power and light connected with separate side courtesy door.

Adjoining the residence is an outside **UTILITY ROOM** with fitted base cupboards and WC, door leading to the rear **STORE SHED**. The grounds and gardens surround the residence with attractive paved patio to the immediate front of the property enjoying the lovely views across the valley and surrounding countryside, with steps leading down to the roadway. Sloping mature garden to the side of the property with areas laid to lawn and an abundance of trees, bushes and flower beds etc. Terraced garden to the rear at the top with patio/seating area taking advantage of the superb views across the valley. There is a small wooded area to the side with a variety of mature trees having wildlife. The land extends to 0.45 acres approximately (or thereabouts).

## SERVICES

We are advised that mains water and electricity are connected to the property. Private drainage supply.

## VIEWING

By appointment with the selling Agents on 01570 422 846 or e-mail [lampeter@johnfrancis.co.uk](mailto:lampeter@johnfrancis.co.uk)

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## FACEBOOK & TWITTER

Follow us on twitter  
@JohnFrancisLamp or on  
facebook [www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## TENURE

We are advised that the property is Freehold

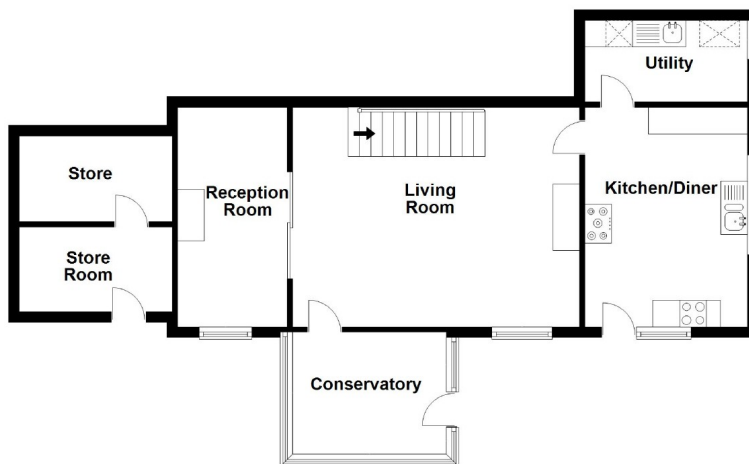
## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

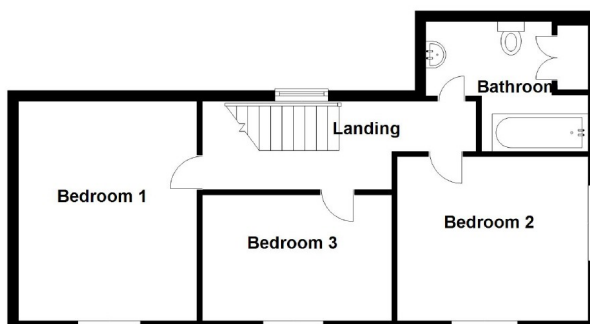
## DIRECTIONS

From Llandysul town centre follow the one way road along the main high street and turn left up Seion Hill and continue on passing the leisure centre on your right. Proceed out on this lane for approx 0.7 mile and the property will be found on the right.

Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
			97
		21	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			
			77
		14	

**John.  
Francis**