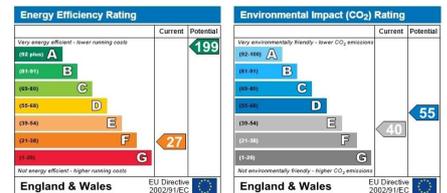




Ivy Cottage, Eglwysrwr, Crymych SA41 3UJ

Offers in the region of £189,950

Popular Village Location
Deceptive 5 Bedrooms
Elevated Garden
Character Features
Off Road Parking
Well Presented
EER - F27



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RD/BT/64450/130618

DESCRIPTION

A deceptive 5 bedroom detached cottage located in the rural village of Eglwysrw. The property has been upgraded, yet, has retained a lot of the character and comprises of a modern kitchen, separate dining room, approx 20 ft lounge, utility, WC and a bedroom on the ground floor with a further 4 bedrooms and family bathroom on the first floor. Externally there is a small courtyard with steps up to a good sized garden mainly laid to lawn and all enclosed making it safe for both children and dogs. All in all, this is a lovely property which must be viewed to appreciate the size and space.

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SITUATION

Eglwysrw is a small country village lying between the large towns of Cardigan and Fishguard. The village has basic amenities which includes a useful petrol station with combined shop and primary school. The town of Cardigan which is only 15 minutes drive away approximately provides a wider range of shops and supermarkets as well as places to eat. The Preseli Hills are roughly 4 miles distant and are well known for walking or pony trekking. The North Pembrokeshire and Ceredigion coast is roughly 20 minutes driving distance and boasts a choice of splendid golden beaches and clifftops walks. All can be easily reached by car from this location.

FRONT PORCH

UPVC double-glazed windows, lino flooring, half-glazed UPVC double-glazed door into:

INNER PORCH

Tiled effect lino flooring, ceiling light, part glazed door into:

UTILITY ROOM/WC

Tiled effect lino flooring, plumbing for washing machine, vent for tumble dryer, ceiling light, door into:

KITCHEN

14'1 x 10'3 (4.29m x 3.12m)

Range of cream modern wall and base units, wood effect worktops, tiled splashback, integrated dishwasher, LPG gas oven and 4 ring hob with extractor hood above, tiled splashback, UPVC double-glazed window to front, cupboard housing Vaillant LPG gas boiler heating central heating and hot water, radiator, 1 ½ bowl sink and drainer with mixer tap, laminate flooring, part glazed door into:

BEDROOM 1

16'3 x 9'9 (4.95m x 2.97m)

"L" shaped room (measured at the widest points), formerly the garage, UPVC double-glazed window to rear, loft hatch, modern LPG gas fire, spotlights, part glazed door to:

DINING ROOM

14'9 x 10'2 (4.50m x 3.10m)

UPVC double-glazed door to garden, stairs to first floor, beamed ceiling, radiator, UPVC double-glazed windows to rear, part glazed door to:

LOUNGE

19'9 x 11'9 (6.02m x 3.58m)

LPG gas coal effect fire in pine Victorian surround with tiles to each side on a stone hearth, beamed ceiling, spotlights, 3 UPVC double-glazed windows to front, radiator, wall lights.

FIRST FLOOR LANDING

Open pine staircase to first floor, varnished pine floor, radiator, UPVC double glazed window, ceiling light, doors to:

BEDROOM 2

14'9 x 7'5 (4.50m x 2.26m)

UPVC Double-glazed window with views to rear garden, radiator, ceiling pendant light, built-in cupboard.

BEDROOM 3

UPVC Double-glazed window to side, built-in cupboard, radiator, ceiling pendant light.

BEDROOM 4

8'5 x 8'2 (2.57m x 2.49m)

UPVC Double-glazed window to front, radiator, ceiling pendant light, loft hatch.

BATHROOM

9'5 x 6'6 (2.87m x 1.98m)

Step up to bathroom, low level WC, wash hand basin with

mirror and light above, modern bath with electric shower and mixer tap, tiled wall, radiator, spotlight, UPVC double-glazed window to front, shelving, lino floor.

BEDROOM 5

14'3 x 9'3 (4.34m x 2.82m)

UPVC Double-glazed window to side, radiator, small loft hatch, ceiling pendant light.

EXTERNALLY

To the front there is parking for 2 cars. A door from the dining room takes you out to a courtyard area with access to the front of the property and steps leading up to a gated and fenced garden making it enclosed and safe for children and pets. The garden is laid mostly to lawn with established shrubs and plants, LPG gas tank.

SERVICES

We are advised that mains water, drainage and electricity are connected. LPG gas.

VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

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 Cardigan, take the main road signposted for Fishguard and travel to Eglwysrw. On entering the village, the property can be found on the right-hand side just after the left turning for the school and Crymych. A yellow property as identified by our John Francis sign.