



Noddfa, Panteg Cross Croeslan SA44 4SL

A realistically priced, character 2 bed semi detached cottage situated in a no through road location on the edge of Panteg Cross, which itself has a shop in the garage within walking distance from this property and also has a bus stop a stones throw away, briefly comprising a porch, large lounge with wood-burner, bathroom, kitchen, two bedrooms. Outside there are easy maintenance gardens to the rear with off street parking to the side for 2 cars. This is an ideal little investment / ftb property and with a bit of tlc would make a comfortable home.

- ❖ 2 Bed Semi Detached Cottage
- ❖ No Through Road Location
- ❖ Edge Of Panteg Cross
- ❖ Shop And Bus Stop Close By

- ❖ Off Street Parking For 2 Cars
- ❖ Ideal For Ftb / Investor
- ❖ Easy Maintenance Rear Gardens
- ❖ Energy Rating: G

£96,500



1 Cawdor Terrace, Newcastle Emlyn
Carmarthenshire SA38 9AS

10 High Street, Cardigan
Ceredigion SA43 1HJ

info@housesforsaleinwales.co.uk

Accommodation

Entrance via hardwood glazed door into:

Porch

With glazed panels on 2 sides, wooden door into:

Lounge / Diner 21' 11" x 12' 1" (6.68m x 3.68m)

With 3 windows to the front and side, wood-burning stove, 2 E7 heaters, part-exposed vaulted ceiling, door through to inner hallway.



Lounge / Diner - Another View



Inner Hallway

Accessing all the remaining rooms including:

Bathroom

With window to side, panelled bath with shower over with rail & curtain, low level flush WC, pedestal wash hand basin, part-tiled walls.



Kitchen

10' 0" x 5' 10" (3.06m x 1.79m)

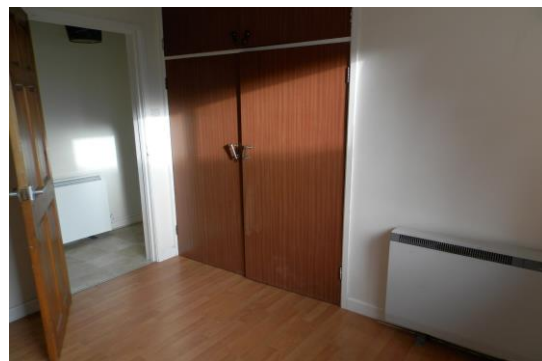
With a range of wall and base units, electric oven and hob with extractor over, stainless steel sink/drainers unit, window to rear.



Bedroom 1

8' 8" x 9' 7" (2.64m x 2.91m)

With window to side, wardrobe, E7 heater.



Bedroom 2

8' 11" x 13' 1" (2.73m x 3.99m) into alcove

With window to rear, E7 heater.



Externally

There is off-street parking to the front and side of the property and an easy maintenance slabbed and concrete rear garden area.



Parking Area to Side



Directions

From Newcastle Emlyn, take the A475 towards Lampeter. In the village of Penrhiwllan, take the turn for Croeslan. Proceed to the end of the road and turn left. The property is on the left-hand side by the bus shelter and denoted by our For Sale board.

General Information

Viewings: Strictly via the agents, Houses For Sale in Wales

Services: Mains electricity, mains water & mains drainage (TBC), E7 heating.

Council Tax: Band C, Ceredigion County Council

Offers Procedure

Important Note: We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may well, in some instances, require proof of funds. To satisfy Money Laundering Regulations 2017, due diligence needs to be carried out on prospective purchasers. As such, we will also require proof of identification before an offer can be accepted.

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.

