



## Plas, LLANARTH SA47 0NG

**Offers in the region of £149,995**

Three Bedroom Refurbished Cottage  
Garage & Parking  
Ideal Investment Or First Time Buy  
3 Miles To New Quay  
NO CHAIN! EER - 45



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**KE/KH/56837/271017**

**DESCRIPTION**

Recently refurbished 3 bedroom semi-detached cottage. The easy flowing accommodation has a light and airy feel and is ready to move into. This would make an ideal home for first time buyers and young families especially due to the 3 bedrooms and 2 receptions plus modern kitchen offered with this property. The property is set back off the main A487 which has a selection of bus routes making the location ideal for someone who needs to commute to work. Located within the village of Llanarth, a close walking distance to a shop, post office, butcher shop, filling station, pub/eating house, primary school and is just 3 miles from the beach! The property benefits from private parking together with a detached garage. This delightful cottage has to be viewed! EER - 45

**ENTRANCE HALLWAY**

7'7 x 5'4 (2.31m x 1.63m)  
Entered via double glazed frosted glass panelled door with frosted windows to side, tiled floor, under stairs storage cupboard, radiator, staircase to first floor, doors to;

**LOUNGE**

14' x 8'9 (4.27m x 2.67m)  
Double glazed window to front, painted beams, radiator, power points.

**LIVING ROOM**

14'2 x 11'11/10'9 (4.32m x 3.63m)  
Double glazed window to front, character feature

beams, modern electric fireplace, radiator, power points, door to;

**KITCHEN**

14'11 x 5'11 (4.55m x 1.80m)

Double glazed window to rear and side, tiled floor, fitted with a range of modern wall and base units with wood effect work surface over, anti-slam cupboards and drawers, stainless steel sink and drainer, integral Belling electric cooker with hob over, integral dishwasher, spot lighting, radiator, power points.

**HALLWAY**

Double glazed frosted glass panelled door to rear, continued tiled floor, loft access, power points, door to;

**BATHROOM**

Double glazed window to rear, radiator.

**FIRST FLOOR LANDING**

Loft access, doors to;

**BEDROOM ONE**

15'01 x 11'11/10'8 (4.60m x 3.63m)

Double glazed window to front, wash hand basin, radiator, power points, door to built-in wardrobe.

**BEDROOM TWO**

14'8 x 6'8 (4.47m x 2.03m)

Double glazed window to front, radiator, power points.

**BEDROOM THREE**

8'10 x 7'11 (2.69m x 2.41m)

Double glazed Velux window, radiator, power points.

**EXTERNALLY**

The property is approached via a gated

access to the rear with pedestrian access to the front and side. To the front is an enclosed area with a stone wall boundary. To the rear is a driveway and GARAGE providing space for several cars. The private gardens have an abundance of trees, shrubs & flower borders.

**SERVICES**

We are advised that mains services are connected to the property.

**VIEWING**

By appointment with the selling Agents on 01545 570990 or e-mail aberaeron@johnfrancis.co.uk

**OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 1:00pm

**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 our Aberaeron office, proceed in a southerly direction along the A487 for approximately 4 miles into the village of Llanarth. Proceed into the village taking the second right-hand turning and Plas is the first property on the right-hand side.