

NEW PRICE



## Plas Isaf, LLANARTH SA47 0NG

**Offers in the region of £125,000**

2 Bedroom Refurbished Cottage  
Ideal Investment Or FTB  
Garden

3 Miles To New Quay  
**NO CHAIN!**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

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.

**KE/BT/60571/271017**

**DESCRIPTION**

**FEATURED IN THE BIG OPEN HOUSE WEEKEND!**

Recently refurbished 2 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, young families and investors. 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 and within close walking distance to shop, post office, butcher, filling station, pub/eating house, primary school and just 3 miles from the beach. The property benefits from private garden which is on a lower tier opening out onto the main road, there is scope to form an access onto the road and to form an off-road parking area in the lower garden - subject to planning & highways. This delightful cottage has to be viewed!

EER -43

**ENTRANCE HALL**

Double-glazed half glass panel door, tiled flooring, stairs lead to first floor, electricity meter and fuse box, door to:

**LIVING ROOM**

13' x 10'5 (3.96m x 3.18m)  
Double-glazed window to fore, radiator, power points, door to:

**KITCHEN**

18'3 x 5'5 (5.56m x 1.65m)  
Double-glazed window to rear, tiled flooring, modern fitted kitchen, range of base and wall gloss units, dark wood effect worktops, anti-slam drawers and cupboards, stainless steel sink unit, integral Belling electric cooker with electric hob, integrated dishwasher, spotlighting, radiator, doors to:

**BATHROOM**

12'2 x 4'4 (3.71m x 1.32m)  
Double-glazed window to side, frosted glass window to side, modern white suite comprising of bath with mains shower, low level WC, wash hand basin, continued tiled flooring and walls, extractor fan, spotlighting, radiator.

**UTILITY ROOM**

5'5 x 5'3 (1.65m x 1.60m)  
Frosted glass window to rear, double-glazed frosted glass panel

door to side, worktops, plumbing for washing machine, spotlighting.

**FIRST FLOOR LANDING**

Loft access, radiator, power points, doors to:

**BEDROOM 1**

13' x 8'10 (3.96m x 2.69m)  
Double-glazed window to fore, radiator, door to deep wardrobe, power points, lighting, storage cupboard.

**BEDROOM 2**

10' x 8'3 (3.05m x 2.51m)  
Double-glazed window to rear, radiator, power points.

**EXTERNALLY**

The property is approached via a gated access to the side and pedestrian access to the front. To the front is an enclosed area with a stone walled boundary. The pathway leads to the front of the property and extends to the side and lower tier garden. The private garden is of good size and has the potential of a building plot subject to planning.

**SERVICES**

We are advised that mains services are connected.

**VIEWING**

By appointment with the selling Agents on 01545 570990 or e-mail [aberaeron@johnfrancis.co.uk](mailto:aberaeron@johnfrancis.co.uk)

**OUR OFFICE HOURS**

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

**FACEBOOK & TWITTER**

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

**TENURE**

We are advised that the property is Freehold

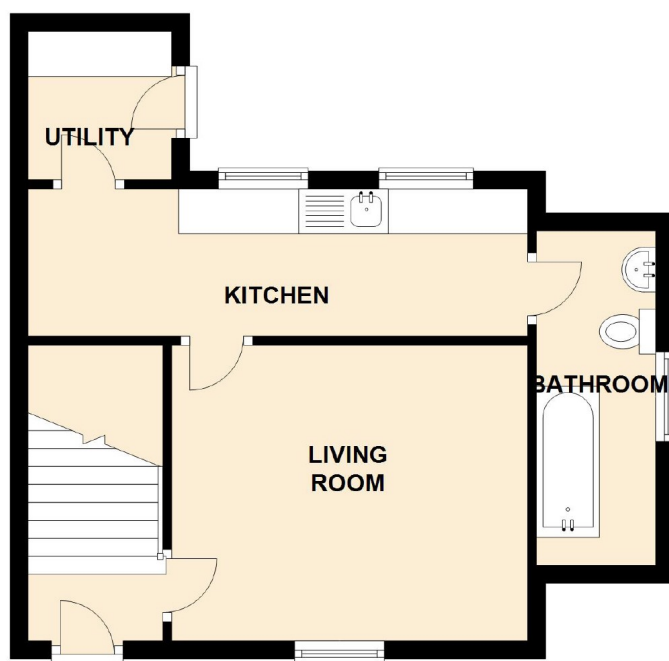
**GENERAL NOTE**

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.

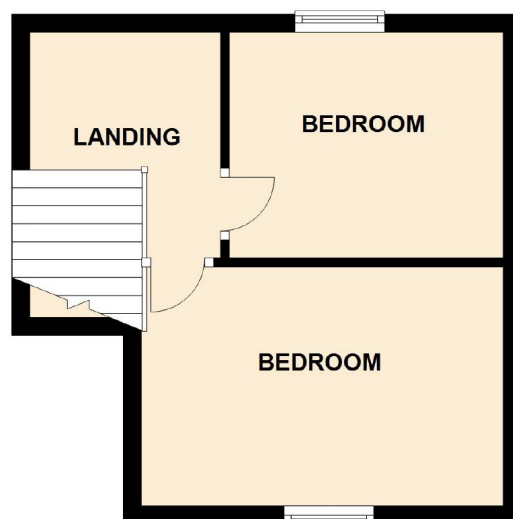
**DIRECTIONS**

From 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.

## GROUND FLOOR



## FIRST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**John.  
Francis**