



## **8 Clettwr Terrace, Pontsian, Llandysul, SA44 4TU**

**Offers in the region of £155,000**

Nestled in the charming village of Pontsian, on the picturesque banks of the River Clettwr, this delightful terraced cottage offers a perfect blend of comfort and character. Spanning three floors, the property boasts an inviting open-plan living room and kitchen on the ground floor, complete with a cosy log burner, ideal for those chilly evenings.

The cottage features two bedrooms and bathroom. Additionally, the lower ground floor presents the potential for a third bedroom, along with a utility area and a cloakroom, making it an excellent option for a study or home office.

Outside, the property is complemented by a lovely rear garden, adorned with mature shrubs and trees, creating a tranquil outdoor space for gardening enthusiasts or those seeking a peaceful retreat.

This charming home in Pontsian is perfect for anyone looking to enjoy the beauty of rural living while still being within reach of local amenities. With its characterful features, this cottage is a wonderful opportunity for both first-time buyers and those seeking a serene getaway.



## LOCATION

Pontsian is a small, rural village nestled in the heart of west Wales. It lies about 4 miles from the town of Llandysul, a traditional Welsh community known for its riverside setting and strong cultural heritage. To the west, the lively market town of Newcastle Emlyn is close by, offering shops, cafés, and historic charm, including its well-known castle ruins.

The village is surrounded by rolling countryside, with quiet lanes, farmland, and woodland creating a peaceful, scenic backdrop. Despite its tranquil setting, Pontsian is well-placed for exploring the wider region. The Ceredigion coastline, with its beautiful beaches, rugged cliffs, and opportunities for dolphin spotting in Cardigan Bay, is just a short drive away.

## ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

### RECEPTION HALLWAY



Stairs leading to the first floor and opening into the living room.

### OPEN PLAN LIVING ROOM/KITCHEN 10'9" ext to 13'9" x 19'8" (3.28m ext to 4.20m x 6.00)



Window to front elevation, recess with seating and a log burner which heats the domestic hot water and central heating, exposed beams to ceiling

The kitchen area is fitted with a range of wall and base units incorporating a single bowl single drainer stainless steel sink unit, electric oven and grill with hob over. Fully glazed door to balcony.







LOWER GROUND FLOOR 19'5" x 13'5" overall  
(5.94m x 4.11m overall)



Approached via a staircase from the living room, ideal studio/ home office or potential 3rd/Guest Bedroom. Utility area comprises a single bowl single drainer stainless steel sink unit with base cupboard and double wall unit above, work surface with space below for washing machine and tumble dryer. Exterior door to rear garden, electric heater and door to Cloakroom





## CLOAKROOM



With WC and wash hand basin

## FIRST FLOOR

Landing with doors to.....

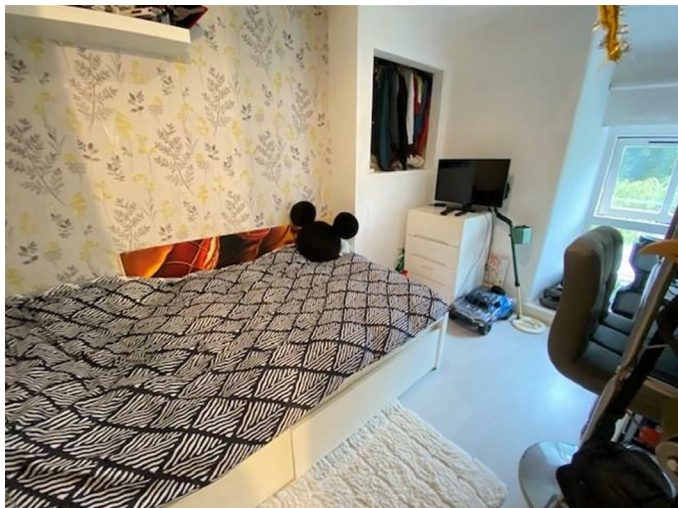
BEDROOM 1 10'5" ext to 14'11" x 9'4" (3.18m ext to 4.56m x 2.85m)



2 Windows to front and radiator.



BEDROOM 2 7'1" x 9'11" (2.16m x 3.03m)



Window to rear and radiator.

BATHROOM 6'10" x 6'3" (2.09m x 1.92m)



Panelled bath with Triton shower over and shower screen, WC and wash hand basin. radiator, tongue and groove panelling to dado height and window to rear.



## EXTERNALLY



The property enjoys well-presented outside space. To the front, there is an enclosed patio area with gated access. To the rear, a balcony overlooks the garden, with steps leading down to a decorative stone area. Decking and pathway guides you through to a lawned garden bordered with established shrubs, while a useful garden store shed provides additional storage.

Please not -Right of way to rear of property for access through neighbouring properties.







#### SERVICES

Mains water and electric. Shared private drainage

#### COUNCIL TAX

We are advised that the Council Tax Band is B

#### FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

#### OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

#### NB

These details are a general guideline for intending purchasers and do not constitute an offer of

contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

#### CONTACT NUMBERS

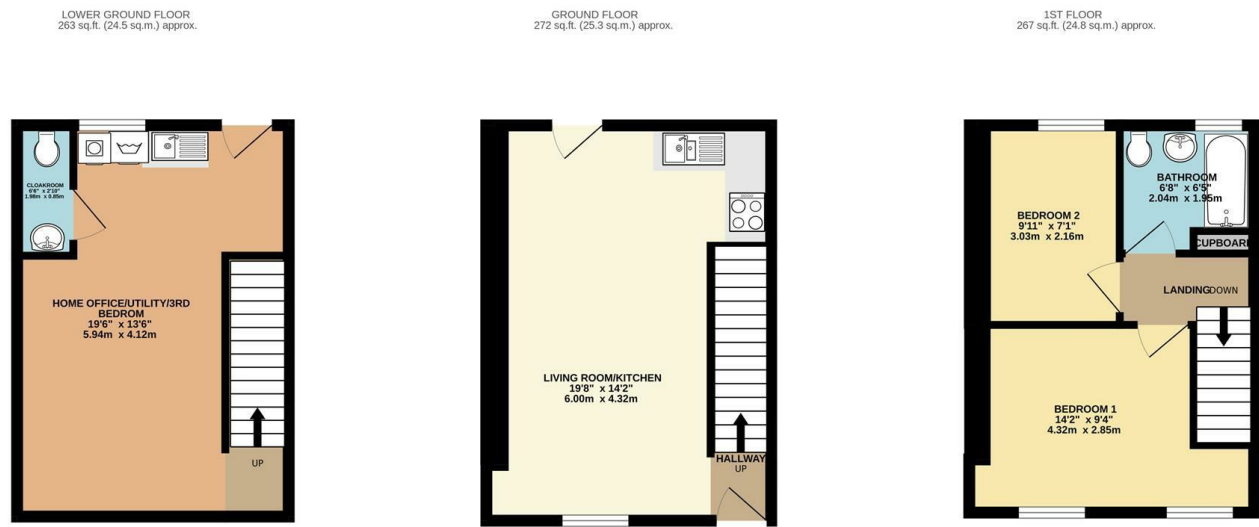
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Floor Plan



TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

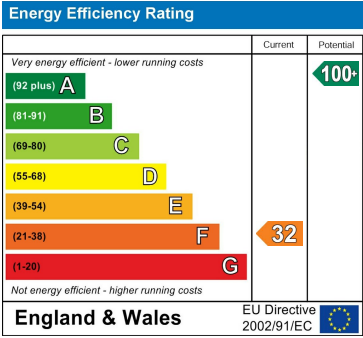
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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