



**CROWS NEST
LLANGORWEN
CLARACH
SY23 3DT**



- **CHARMING GRADE II LISTED TWO-BEDROOM COTTAGE, RETAINING ORIGINAL FEATURES AND CHARACTER.**
- **CONVENIENT TO THE VILLAGE OF CLARACH, BEACH AND WALES COAST PATH**
- **OFF-ROAD PARKING, TOGETHER WITH A REAR GARDEN PERFECT FOR OUTDOOR ENJOYMENT**
- **CONVENIENTLY LOCATED WITHIN EASY REACH OF BOW STREET AND ABERYSTWYTH**

Charming Grade II Listed Cottage Near the Cardigan Bay Coastline

Nestled adjacent to the coastal village of Clarach, this delightful two-bedroom Grade II listed terraced cottage offers a wonderful blend of period character, and original features. Full of charm and individuality, the property is perfect for those seeking a unique home in such a convenient location.

The cottage boasts an attractive rear garden, ideal for relaxing or entertaining, together with the added benefit of off-road parking. Inside, a wealth of original features enhances the property's warm and inviting atmosphere, making it a truly special home.

Situated just a short distance from the stunning Cardigan Bay coastline, the Wales Coast Path, and the popular beach at Clarach, the property enjoys an excellent location for those who appreciate coastal walks and outdoor living.

The nearby seaside village of Borth offers further amenities and attractions, while the well-served village of Bow Street, approximately five minutes' drive away, provides a convenience store, primary school, public house, railway station, and regular bus links to Aberystwyth.

The vibrant university town of Aberystwyth is within easy reach and offers an extensive range of shopping, leisure, educational and healthcare facilities. Home to the University, Bronglais Hospital, and the National Library of Wales, it provides an excellent choice of amenities alongside a thriving social scene.

Offering an abundance of character and charm in a sought-after location, this delightful cottage should be viewed as soon as possible!

PRICE: Offers invited in the region of £139,995

ACCOMMODATION (of approximate dimensions)

Main Entrance Door into

RECEPTION HALL

Stairs to the first floor accommodation and door to:

LIVING ROOM

16'6 x 12'2

Feature Bay window to front, part vaulted ceiling with original feature timbers, fireplace housing a wood burning stove, door to the Kitchen and door to:

BEDROOM ONE

10'5 x 8'8

Window to front, open beamed ceiling.

KITCHEN

8'7 x 5'6

Single bowl and drainer sink unit with mixer taps over, base units, electric cooker point, tiled floor and door to:

BATHROOM

7'11 x 5'6

Panelled bath with mixer taps and shower head, low level flush two-in-one WC and wash hand basin, window to rear and side and electric water heater. Rear Entrance door.

FIRST FLOOR ACCOMMODATION

BEDROOM TWO

11'1 max x 10'11 max (max head room of 6'7 – sloping ceilings)

Original skylight, exposed roof timbers, exposed timber floor, access to the loft area above part of the Living Room.

EXTERNALLY

To the rear of the property is a garden area and ample room for car parking. Garden shed.

TENURE We are advised that the property is Freehold.

SERVICES We are advised that Mains Water, Electricity and Drainage is connected to the property.

VIEWING Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139

What3Words: [///sculpting.harnessed.zoos](#)

COUNCIL TAX We are advised that the property is currently in Band B

PROOF OF FUNDING We will require evidence of funding prior to formally accepting an offer for this property (subject to contract)

MONEY LAUNDERING Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.

GENERAL

All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

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.











