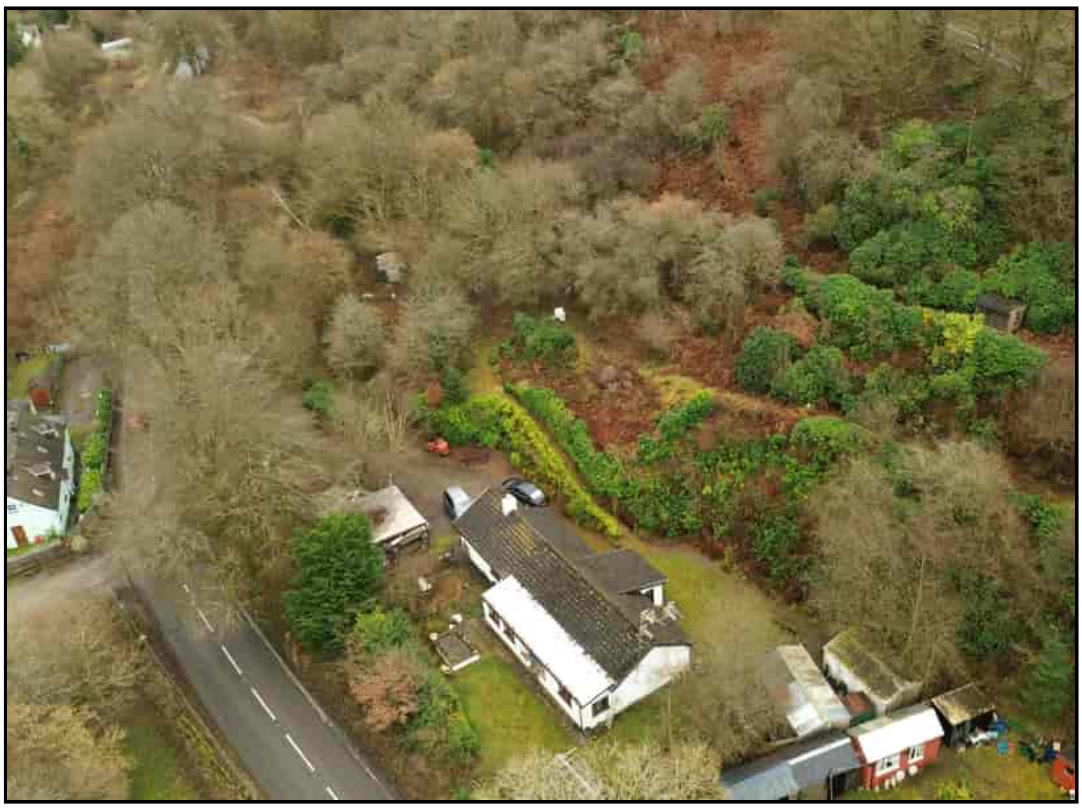
MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A country bungalow set in approximately 2.1 acres of woodland style garden and enjoying stunning views over the Teifi Valley. Pencarreg, West Wales









Delfryn, Pencarreg, Llanybydder, Carmarthenshire. SA40 9QL.

£315,000

REF: A/5596/LD

*** No onward chain *** A delightfully country bungalow with 3 bedroomed, 2 bathroomed accommodation *** Set in approximately 2.1 acres of sloping woodland style garden and small pockets of native woodland *** The property is in need of general modernisation and updating

*** Useful range of outbuildings with detached garage, 2 bay car port, workshop and steel framed store shed *** Enjoying magnificent views over the surrounding Teifi Valley with Summerhouse positioned at the highest level *** Terraced woodland garden and delightful woodland walks *** Private driveway with ample parking and turning space

*** An appealing country property being convenient to the Towns of Lampeter and Llanybydder *** A short drive to the County Town of Carmarthen *** Idyllic and privately situated in the stunning Teifi Valley *** Within close proximity to the famous Pencarreg Lake *** A must view property - Contact us today

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LOCATION



Pencarreg is a rural Community just over 1 mile from the Village of Llanybydder and 2.5 miles from the thriving University Town and busy Shopping Centre of Lampeter. Lampeter is famous for its University of Wales Trinity Saint David Campus and is a Town that serves a large rural hinterland on the edge of the Carmarthenshire hills and the Cambrian Mountains nestled in the Teifi Valley. The Cardigan Bay Coast lies some 12 miles distant at the Georgian and Harbour Town of Aberaeron. The County Town and Administrative Centre is 17 miles to the South.

GENERAL DESCRIPTION

Delfryn is a nicely positioned country property that comprises of a 3 bedroomed, 2 bathroomed detached bungalow with 2 reception rooms, conservatory and a study/gym. The property is in need of general modernisation and updating and benefits from mains water, mains electricity and private drainage. The heating source is via night storage heaters and the property has double glazing.

Externally it sits within its own land of approximately 2.1 acres which is of a woodland style garden. It enjoys various woodland walkways with numerous paths leading to Summerhouse and various outhouses. It provides magnificent views over the Teifi Valley.

The property also benefits from a range of useful outbuildings with a garage, workshop, secondary garage, greenhouse and useful steel garden stores. To the top of the land lies a Summerhouse with magnificent views over the surrounding countryside.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT RECEPTION HALL

9' 5" x 8' 7" (2.87m x 2.62m). With front entrance door, wall to wall storage cupboards.



LIVING ROOM

17' 4" x 15' 4" (5.28m x 4.67m). With triple aspect windows, two night storage heaters, open fireplace with cast iron multi fuel stove.



DINING ROOM

19' 8" x 8' 7" (5.99m x 2.62m). With night storage heater.



CONSERVATORY

19' 8" x 7' 0" (5.99m x 2.13m).

FRONT VERANDA

BEDROOM 3

9' 5" x 8' 9" (2.87m x 2.67m).

KITCHEN

9' 8" x 8' 9" (2.95m x 2.67m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, electric double oven with 4 ring hob and extractor hood over, 1 1/2 sink and drainer unit, space for dishwasher, tiled flooring.



UTILITY ROOM

11' 3" x 6' 3" (3.43m x 1.91m). With fitted units with work surfaces over, plumbing and space for washing machine and dishwasher, radiator, tiled flooring.



BEDROOM 2

8' 10" x 9' 0" (2.69m x 2.74m). With night storage heater.



BATHROOM

Comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, radiator, fully tiled walls and floor.



BEDROOM 1

17' 6" x 11' 9" (5.33m x 3.58m). Being 'L' shaped with two night storage heaters.



EN-SUITE/WET ROOM

With a walk-in shower facility, corner wash hand basin, low level flush w.c.



STUDY/GYM

10' 6" x 6' 2" (3.20m x 1.88m). With double aspect windows, built-in airing cupboard and cloak cupboard.



EXTERNALLY

RANGE OF OUTBUILDINGS

Comprising of:-

DETACHED GARAGE

18' 7" x 17' 8" (5.66m x 5.38m). With up and over door, side service door.



SECOND GARAGE

18' 0" x 10' 0" (5.49m x 3.05m).



TWO BAY CAR PORT

WORKSHOP

19' 3" x 10' 7" (5.87m x 3.23m).



STEEL STORE SHED

6' 0" x 4' 0" (1.83m x 1.22m).

SECOND STEEL STORE SHED

6' 0" x 4' 0" (1.83m x 1.22m).

GREENHOUSE

12' 0" x 8' 0" (3.66m x 2.44m).

LARGE GREEN STORAGE SHED

12' 0" x 10' 0" (3.66m x 3.05m).

SUMMERHOUSE

With electricity connected. Situated at the top of the garden and enjoying magnificent views over the Teifi Valley.



THE LAND

The property sits within its own land of approximately 2.1 acres. The land is sloping in nature with magnificent views over the surrounding Teifi Valley. The land is mostly woodland with delightful woodland walks and dissecting through the terraces providing fantastic outdoor space with outbuildings dotted on each terrace. It enjoys an abundance of mature and native tree species along with various natural foliage that creates a most magnificent backdrop. Idyllic and private.



THE LAND (SECOND IMAGE)



THE LAND (THIRD IMAGE)



GARDENS

The property enjoys level lawned gardens to the front and rear of the property being well maintained.

PARKING AND DRIVEWAY

The property enjoys a private driveway with ample parking and turning space on hard standing.

FRONT OF PROPERTY



REAR OF PROPERTY



REAR OF PROPERTY (SECOND IMAGE)



SIDE ELEVATION



VIEWS OVER PENCARREG LAKE



AGENT'S COMMENTS

A sought after country bungalow set in its own land requiring modernisation and updating.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'C'.

MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

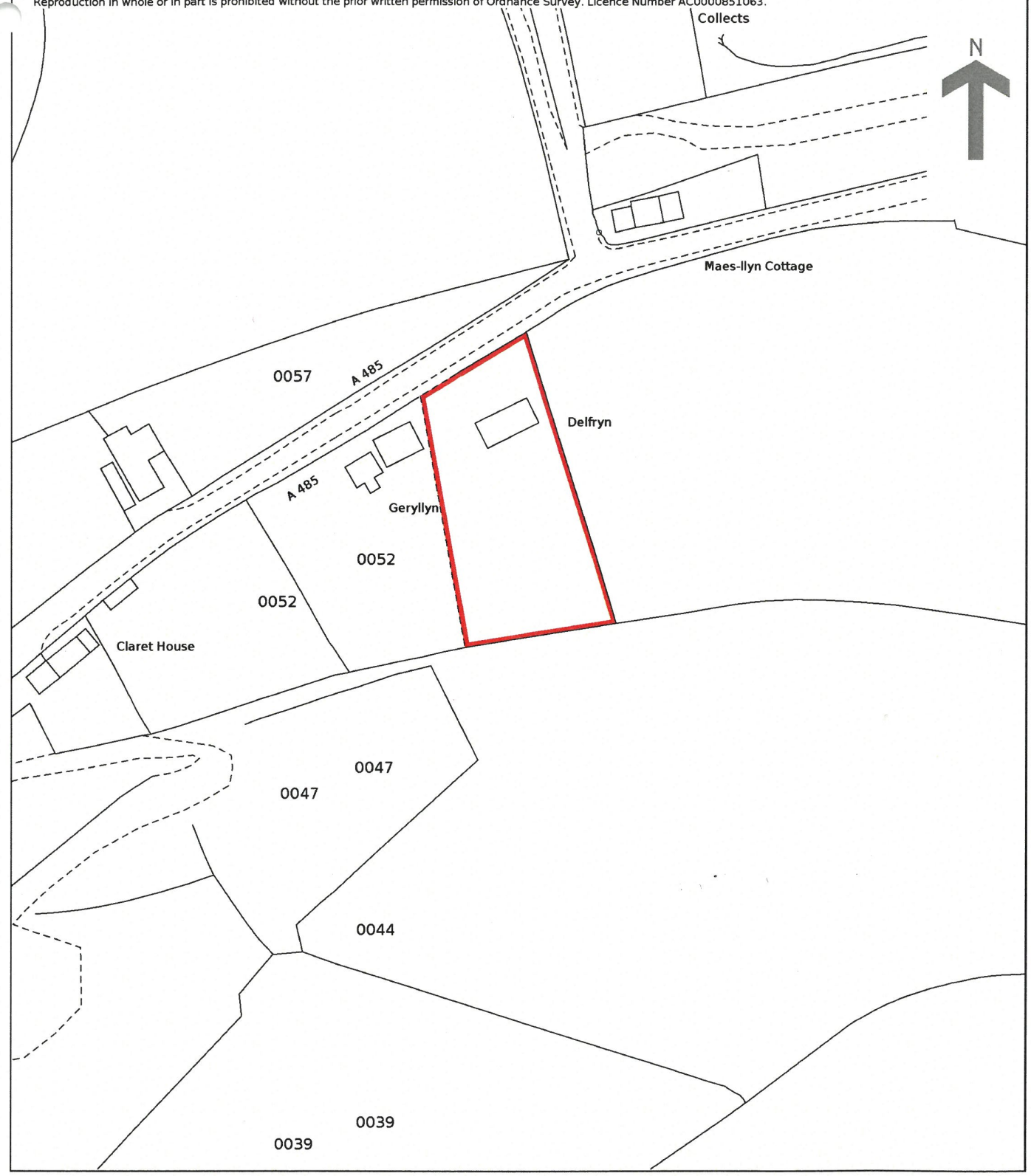
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage to septic tank, night storage heaters, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry
Official copy of title plan

Title number **CYM8734**
Ordnance Survey map reference **SN5445NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir Gaerfyrddin**

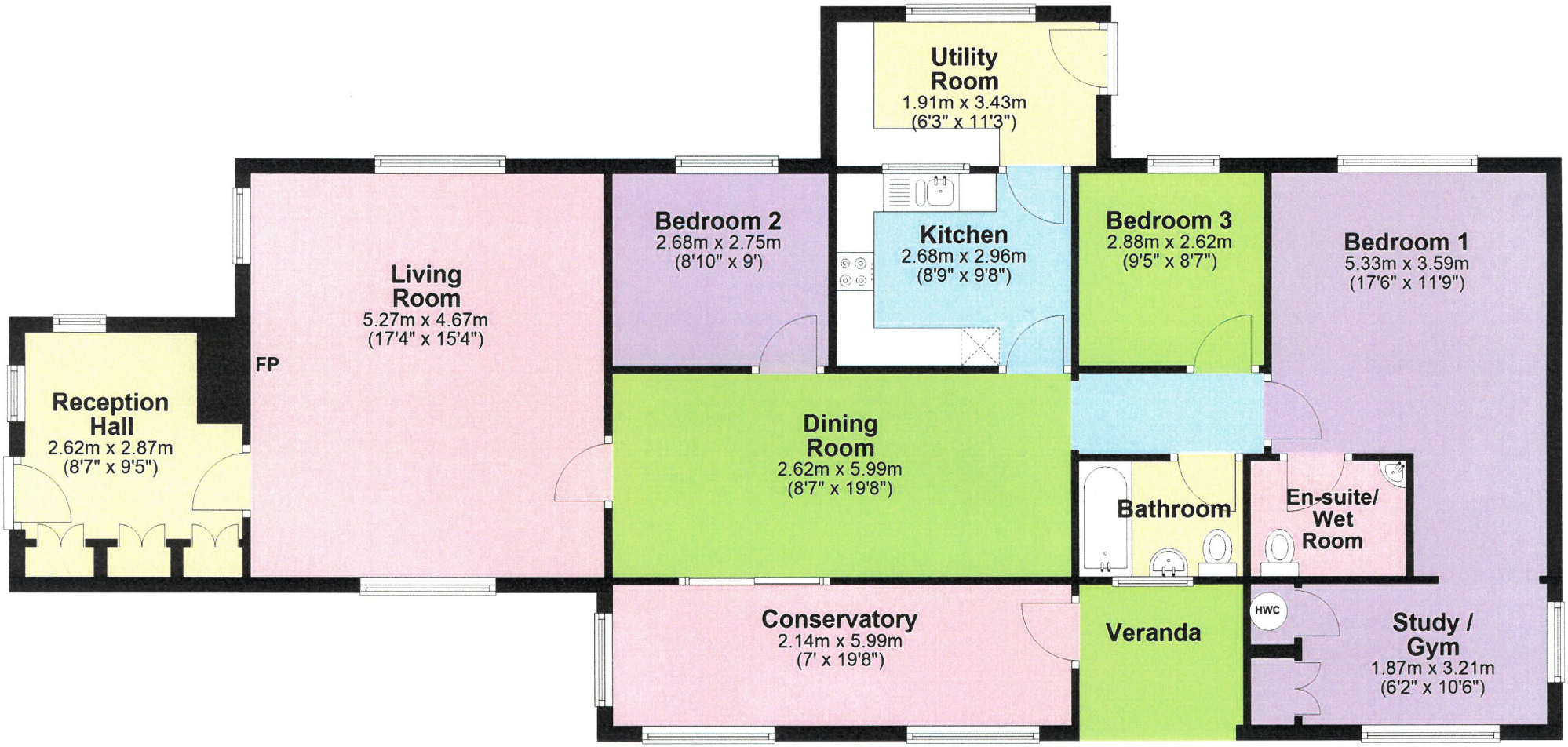
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This official copy is incomplete without the preceding notes page.
Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Ground Floor

Approx. 132.6 sq. metres (1427.4 sq. feet)



Total area: approx. 132.6 sq. metres (1427.4 sq. feet)

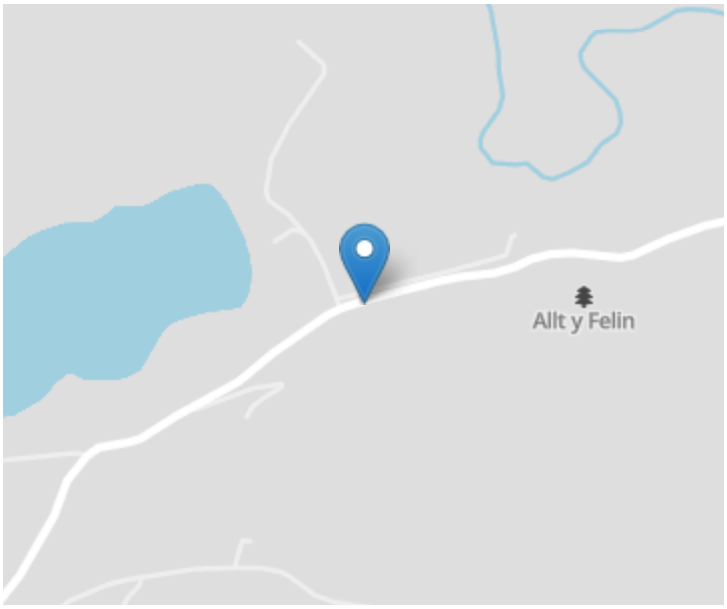
The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

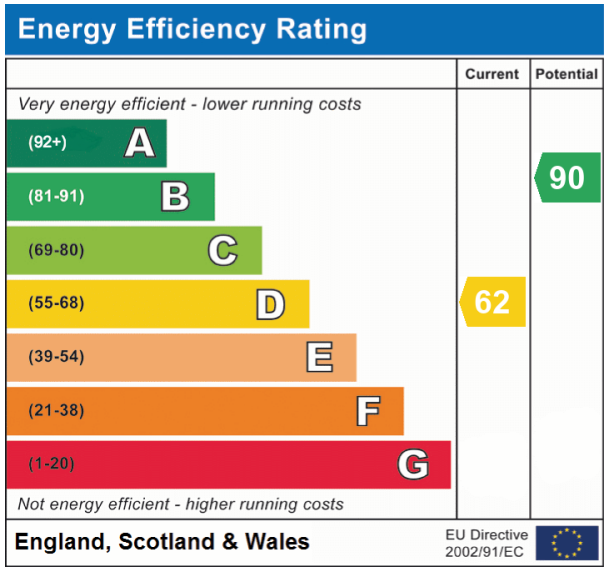
Delfryn, Pencarreg, Llanybydder

Council Tax: Band C
N/A
Parking Types: Driveway. Garage. Private.
Heating Sources: Double Glazing. Electric.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Private Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: D (62)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

MORGAN & DAVIES
EST. 1989





Directions

From Lampeter take the A485 Carmarthen road towards Llanybydder. Continue through the Village of Cwmann. Continue towards Carmarthen. After approximately 2 miles as you enter the Village of Pencarreg the entrance to Delfryn will be found on your left hand side, as located by the property's name sign.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

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