MORGAN & DAVIES
EST. 1989

Regulated by RICS

Estate Agents | Property Advisers
Local knowledge, National coverage

A superb position. A substantial and highly appealing 5 bedroomed detached property with lovely grounds, Lampeter, West Wales









Brynfa, Forest Road, Lampeter, Ceredigion. SA48 8AN.

£400,000

REF: R/3294/LD

*** No onward chain *** Located in a highly sought after and superb position *** Substantial and luxurious 5 bedroomed detached residence *** Tastefully presented providing the perfect Family home *** Oil fired central heating, double glazing and Broadband available

*** Integral garage and ample parking on a gravelled drive *** Useful cellar/store *** Landscaped and well maintained South facing grounds with large level patio and lawned areas *** Abundance of mature shrubs, trees and flower beds *** Close to woodland walks

*** 10 Miles inland from the Cardigan Bay Coast at Aberaeron, 20 or so miles North from the County Town of Carmarthen with access to the M4 motorway and National Rail Networks *** The property lies on the outskirts of the University Town of Lampeter with local amenities, Schools and the University Campus *** A rare opportunity and a desirable edge of Town property *** Don't miss out - Contact us today to view

LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk

ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk

CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

www.morgananddavies.co.uk

LOCATION

Enviably located from an elevation position enjoying far reaching South facing views over the University Town of Lampeter and the unspoilt surrounding Teifi Valley and countryside, within walking distance of the University of Wales Trinity St David's Campus and the Town itself, being an approximately 10 minute walk, 10 miles inland from the Cardigan Bay Coastline at Aberaeron and just 20 minutes North from the County Town and Administrative Centre of Carmarthen giving access to the M4 Motorway and National Rail Networks.

GENERAL DESCRIPTION

Here we have on offer a substantial and imposing 5 bedroomed detached edge of Town residence. A property of high calibre and offering the most perfect Family home. It enjoys 5 bedroomed accommodation along with 2 bathrooms and a stunning Family kitchen.

Externally it boasts a landscaped and well maintained garden area which enjoys fantastic and far reaching views over the Teifi Valley. To the side lies an integral garage with gravelled driveway providing plentiful parking.

Positioned on Forest Road, a highly sought after district within Lampeter, and being walking distance to the Town Centre. Viewings are highly recommended.

THE ACCOMMODATION

The property at present offers more particularly the following:-

FRONT VERANDAH

Leading to

RECEPTION HALL

With front entrance door with side glazed panels, staircase to the first floor accommodation, radiator.



STUDY

12' 7" x 8' 5" (3.84m x 2.57m). With radiator.

LIVING ROOM

20' 6" x 12' 7" (6.25m x 3.84m). With open tiled fireplace with a slate surround incorporating a Villager cast iron multi fuel stove on a slate hearth, two radiators, patio doors opening onto the rear garden area.



CLOAKROOM

Being half tiled with low level flush w.c., pedestal wash hand basin, radiator and extractor fan.



DINING ROOM

With radiator.



KITCHEN/DINER

20' 9" x 11' 8" (6.32m x 3.56m). A farmhouse style fitted kitchen with a range of wall and floor units , central island with granite work surfaces over, sunken stainless steel 1.5 bowl sink and drainer unit, Hotpoint oven and grill, 4 ring 'Stoves' hob with extractor hood, tiled flooring, radiator, double patio doors opening onto the patio and garden area.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



UTILITY ROOM

11' 7" x 5' 6" (3.53m x 1.68m). With a range of fitted wall and floor units, stainless steel sink and drainer unit, plumbing for washing machine and dishwasher, tiled flooring and radiator.



REAR HALLWAY

With newly fitted UPVC rear entrance door, radiator and tiled flooring.

INTEGRAL GARAGE

18' 9" x 18' 2" (5.71m x 5.54m). With 15' up and over door and housing the 'Trianco' oil fired central heating boiler.



GARAGE (SECOND IMAGE)



FIRST FLOOR

GALLERIED LANDING

With access to the loft space, radiator and airing cupboard.



PRINCIPLE BEDROOM 1

15' 6" x 12' 4" (4.72m x 3.76m). With built-in wardrobes, radiator, enjoying fine views to the rear over the Teifi Valley.



EN-SUITE TO BEDROOM 1

A half tiled suite comprising of a corner shower cubicle, low level flush w.c, vanity unit with wash hand basin. radiator.



FAMILY BATHROOM

A stylish suite comprising of a range of fitted floor units incorporating a wash hand basin and enclosed low level flush w.c., panelled bath with shower attachment, radiator.



BEDROOM 5

11' 9" x 10' 2" (3.58m x 3.10m). With radiator.



BEDROOM 4

12' 9" x 11' 8" (3.89m x 3.56m). With radiator.



BEDROOM 3

10' 1" x 8' 4" (3.07m x 2.54m). With radiator.



BEDROOM 2

13' 6" x 12' 8" (4.11m x 3.86m). With radiator.



LOWER GROUND FLOOR

CELLAR STORE

12' 8" x 21' 0" (3.86m x 6.40m). Having external access only and currently split into two compartments providing a perfect store area.

GARDEN

Well maintained landscaped gardens located to the front and rear of the property enjoying an abundance of mature shrubs, trees and flower borders. To the rear lies a level South facing lawned area providing the perfect suntrap.

FRONT GARDEN



REAR GARDEN



PATIO AREA

A large patio area is located at the rear of the property and is easily accessed from the living room and kitchen/diner.

PARKING AND DRIVEWAY

A pillared and gravelled area is located to the side of the property enjoying ample parking.



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A stunning Family home in a sought after locality.

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 Ceredigion County Council. Council Tax Band property - F.

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, mains drainage, oil fired central heating, double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available.

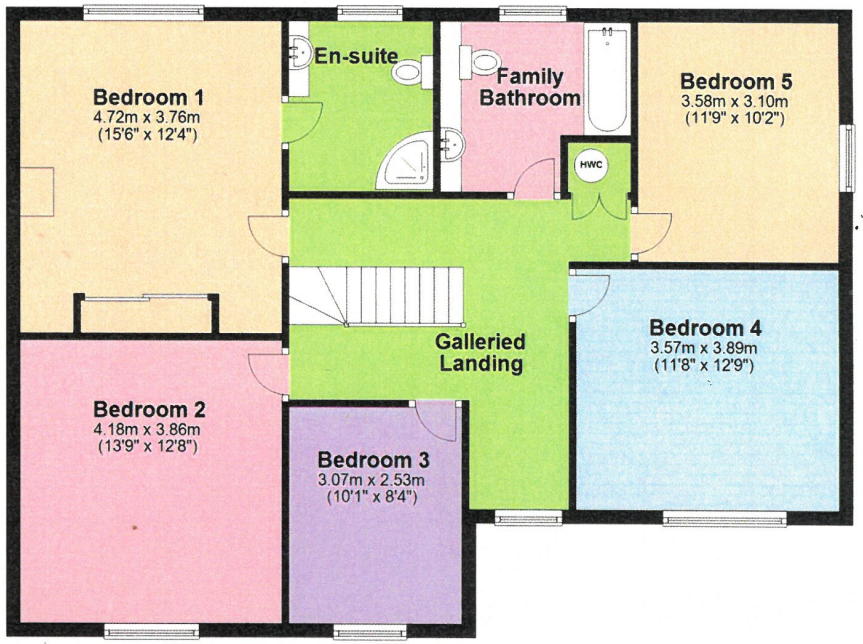
Ground Floor

Approx. 133.2 sq. metres (1433.5 sq. feet)



First Floor

Approx. 98.2 sq. metres (1057.0 sq. feet)



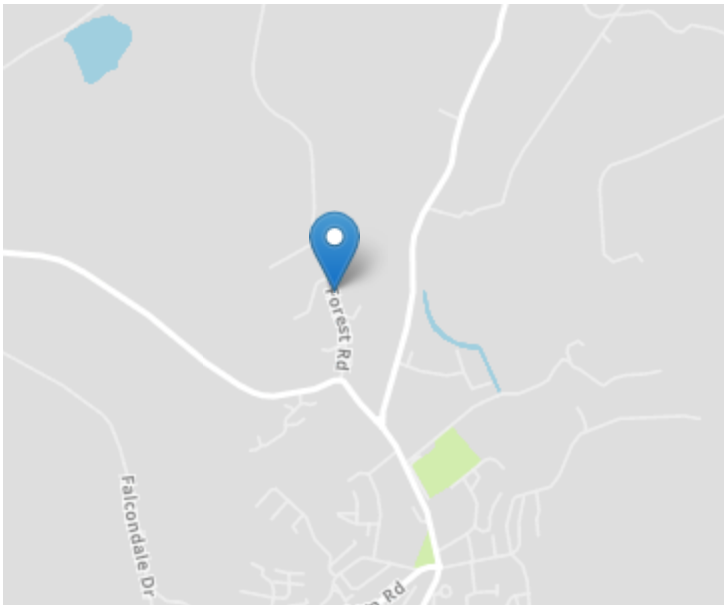
Total area: approx. 231.4 sq. metres (2490.5 sq. feet)

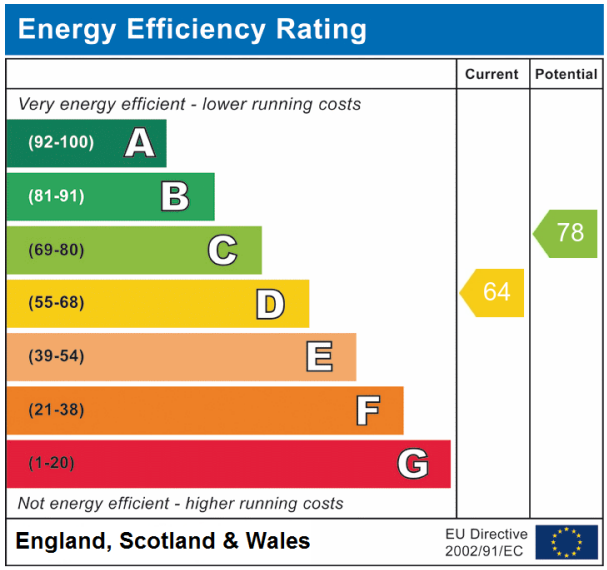
The Floor plans are for guidance only.
Plan produced using PlanUp.

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

EPC Rating: D (64)
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 our Lampeter office proceed along College Street and onto North Road. Proceed along North Road until you get to Huw Lewis Tyre Garage on the left hand side. Turn immediately right onto Forest Road. Proceed up the hill and the property will be located on your left hand side on the turning into Maeshyfryd. as identified by the Agents 'For Sale' board.

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 :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623
E: lampeter@morgananddavies.co.uk
http://www.morgananddavies.co.uk

Regulated by RICS®