MORGAN & DAVIES
EST. 1989

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Escape to the Country! A stunning architecturally designed 4 bedroomed bungalow set in approximately 0.637 of an acre. Maesycrugiau, near Llandysul, West Wales









Helena, Maesycrugiau, Pencader, Ceredigion. SA39 9LU.

£395,000

REF: R/5245/LD ..... Offers Over

*** An impressive and individually designed 4 bedroomed country bungalow *** Unique architecturally designed accommodation full of character and appeal *** Spacious and versatile layout with a modern contemporary feel *** Light and airy accommodation with a pleasant view over the grounds *** LPG central heating and double glazing throughout

*** Integral garage and ample private parking facility *** Set within beautifully maintained grounds of approximately 0.637 of an acre *** Mature landscaped grounds offering colour, privacy and tranquillity *** Established Apple orchard and productive vegetable growing areas *** Large Wildlife pond attracting Birds and natural Wildlife *** Poly tunnels, workshop and useful outside storage facility

*** Peaceful and secluded rural location with no immediate overlooking Neighbours *** An ideal lifestyle property for those seeking space, privacy and country living *** A true escape to the West Wales countryside *** A rare and exciting opportunity with excellent lifestyle appeal *** Must be viewed to be fully appreciate the setting and overall quality on offer

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



The property is situated within the Hamlet of Maesycrugiau and being a 10 minute drive from the larger Market Town of Llandysul with Primary and Secondary Schooling, Supermarket, Petrol Station, Places of Worship, Doctors Surgery and good Public transport connectivity. The larger County Town and Administrative Centre of Carmarthen is a 25 minute drive with connection to the M4 Motorway, National Rail Network, Retail Park and Glangwili General Hospital.

GENERAL DESCRIPTION

A rare opportunity to acquire an impressive architecturally designed country bungalow occupying a delightful and peaceful rural position within the beautiful West Wales countryside. The property offers spacious and highly individual 4 bedroomed accommodation combined with a striking design with comfortable modern living creating a home perfectly suiting a Family, lifestyle Buyers or for those seeking a quieter pace of life in a truly scenic setting.

The accommodation offers a contemporary feel throughout with spacious and versatile living areas designed to make the most of the natural surroundings and garden outlook. The property benefits from LPG central heating and double glazing together with an integral garage and generous parking provisions providing both practicality and comfort for modern day living.

The unique design and attractive layout gives the property distinctive character rarely found on the open market.

Externally the bungalow is set within established and mature grounds extending to approximately 0.637 of an acre offering a wonderful blend of landscaped gardens, productive growing areas and natural Wildlife space. The gardens have been carefully developed over the years and now provide a peaceful and highly private environment with an abundance of shrubs, trees and seasonal planting. An established Apple orchard adds further charm whilst the vegetable growing garden and poly tunnel provide an excellent opportunity for those wishing to embrace more a self sufficient lifestyle.

A particular feature of the property is its impressive Wildlife pond that attracts a wide variety of Birds and natural Wildlife creating a relaxing and picturesque setting to enjoy throughout the Seasons. In addition there is an useful workshop together with various outside areas ideal for gardening enthusiasts, hobby use or general storage.

A private rural location with a wonderful sense of peace the property perfectly captures the appeal of country living whilst still remaining accessible to nearby Towns and amenities. Whether you are searching for a Family home, lifestyle move or a countryside retreat this highly individual property offers the perfect opportunity to escape to the tranquillity and natural beauty of West Wales. Early viewing is highly recommended.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

ENTRANCE PORCH

Newly constructed. Of UPVC construction with ceramic tiled flooring.



RECEPTION HALL

With Oak flooring, radiator, boiler cupboard housing the Worcester LPG central heating boiler, access to the loft space.



W.C.

With low level flush w.c., pedestal wash hand basin, Oak flooring,

SITTING ROOM

18' 2" x 12' 9" (5.54m x 3.89m). With exposed stone walls, open fireplace housing a cast iron multi fuel stove, large picture window enjoying the front garden area, patio doors opening onto the rear garden.



SITTING ROOM (SECOND IMAGE)



FAMILY BATHROOM

A contemporary 3 piece suite comprising of a panelled bath with shower over, fully tiled vanity unit with enclosed w.c. and wash hand basin, radiator, extractor fan.



BEDROOM 4

9' 6" x 7' 9" (2.90m x 2.36m). With a picture window enjoying views over the Wildlife pond and garden, radiator.



BEDROOM 3

11' 9" x 10' 9" (3.58m x 3.28m). With a picture window enjoying views over the Wildlife pond and garden, radiator.



BEDROOM 1

14' 7" x 11' 3" (4.45m x 3.43m). With large built-in wardrobes, two radiators.



EN-SUITE TO BEDROOM 1

With a shower cubicle, tiled vanity unit with wash hand basin, low level flush w.c., extractor fan, heated towel rail.



KITCHEN/DINER

21' 8" x 11' 3" (6.60m x 3.43m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, integrated oven and grill, 4 ring gas hob, integrated fridge, space for dishwasher and washing machine.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



DINING AREA

With radiator, open archway into the Living Room.

LIVING ROOM

14' 2" x 12' 10" (4.32m x 3.91m). An impressive extension to the property with a vaulted ceiling incorporating eight Velux roof windows, patio door opening onto the rear patio area, slate flooring Jotul free standing multi fuel stove with exposed flue, pillared upright radiator.



LIVING ROOM (SECOND IMAGE)



BEDROOM 2

14' 0" x 13' 7" (4.27m x 4.14m). With double aspect windows, vaulted ceiling with exposed beams, pillared radiator.



INTEGRAL GARAGE

16' 9" x 17' 7" (5.11m x 5.36m). With large up and over door, electricity connected, concrete flooring.



EXTERNALLY

WORKSHOP

15' 0" x 15' 0" (4.57m x 4.57m). Of cedarwood construction, concrete flooring, electricity connected.



POLY TUNNEL



CHICKEN COUP AND GOAT SHED



GARDEN AND GROUNDS

The property is approached via a private walled driveway leading to a mature and beautifully established grounds extending to approximately 0.637 of an acre. The gardens are a particular feature of the property having been thoughtfully landscaped and carefully maintained to create a peaceful and highly private environment bursting with colour, Wildlife and seasonal interest.

Surrounding the bungalow are extensive lawned areas together with a wide variety of mature shrubs, ornamental trees and established planting providing a wonderful backdrop.

For those seeking a more self sufficient lifestyle for a focused way of living the property offers excellent productive growing facilities including a vegetable growing garden, established Apple orchard and a substantial poly tunnel. A large Wildlife pond further enhances the appeal of the grounds attracting an abundance of Birds, Insects and natural Wildlife creating a truly tranquil setting to relax and enjoy the surrounding countryside.

In addition there is a useful workshop together with ample outdoor space ideal for gardening enthusiasts, hobby use or simply enjoying the peaceful West Wales setting.

The grounds perfectly compliment the property and offers a rare opportunity to enjoy privacy, nature and country living at its best.



PATIO AREA



VEGETABLE GARDEN



WILDLIFE POND



PARKING AND DRIVEWAY

A walled tarmacadamed driveway with ample parking and turning space and giving easy access onto the bungalow.

FRONT OF PROPERTY



POSITION



AERIAL VIEW



AGENT'S COMMENTS

A highly desirable detached bungalow in a perfect West Wales setting.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

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

LAND TRANSACTION TAX

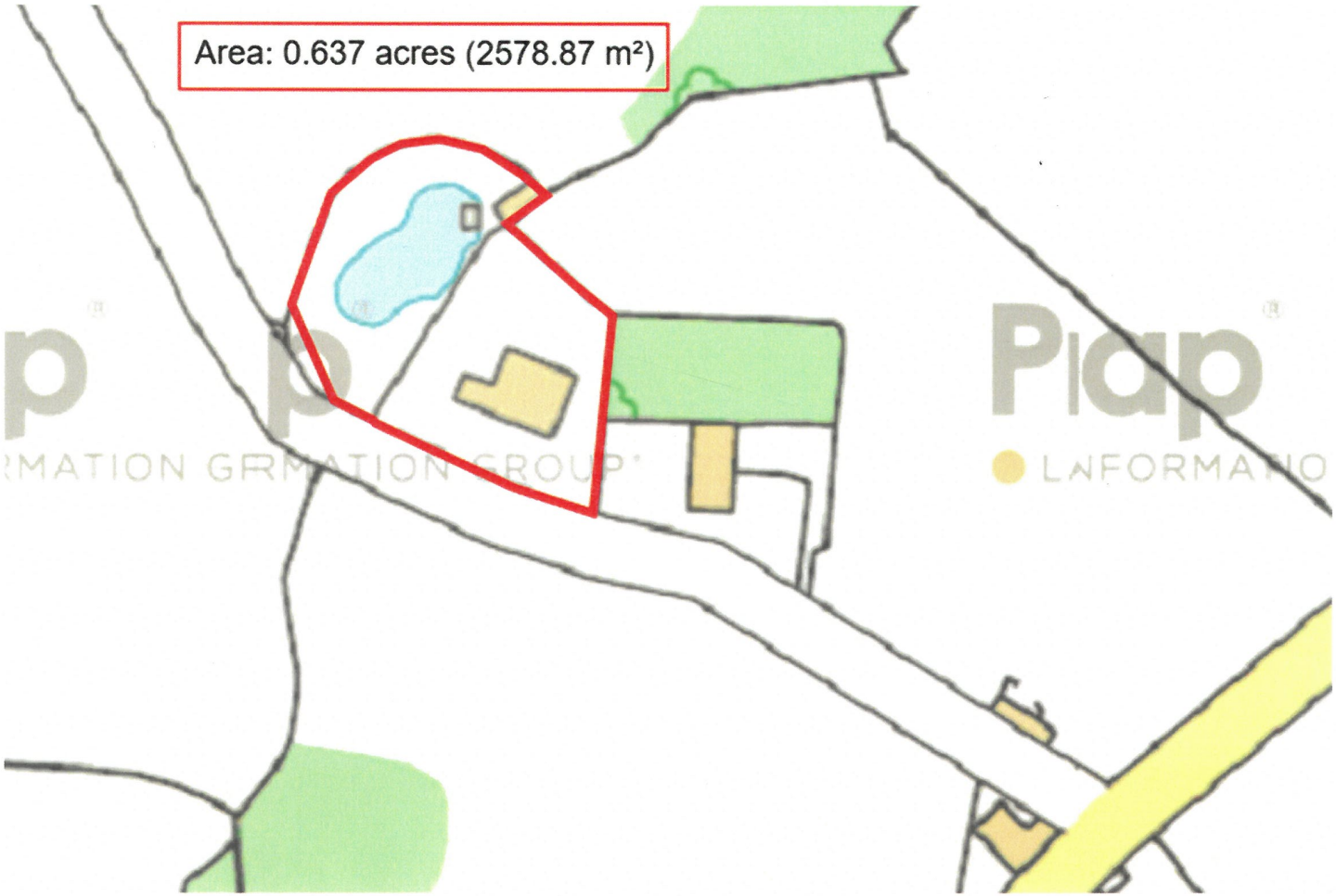
The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

MONEY LAUNDERING REGULATIONS

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).
A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

Services

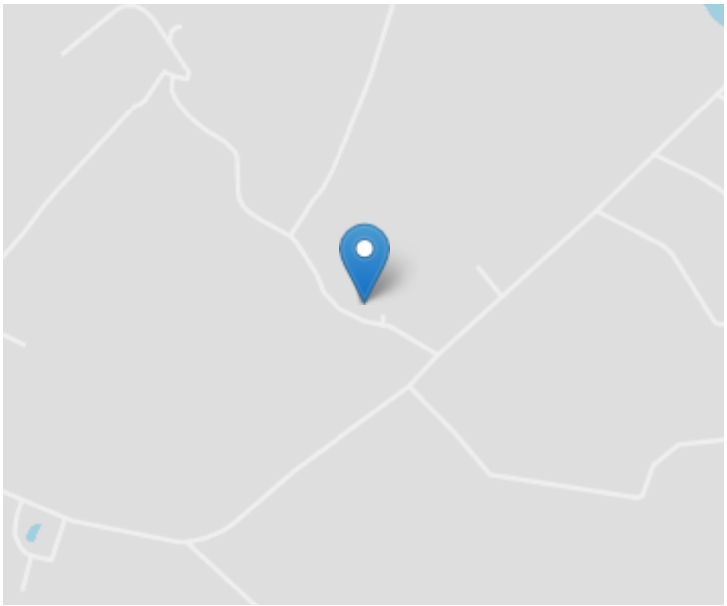
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, LPG gas fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

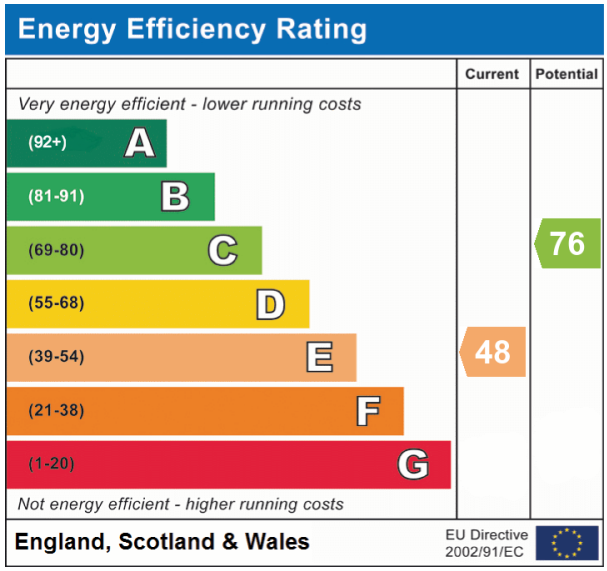

Area: 0.637 acres (2578.87 m²)

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

EPC Rating: E (48)
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

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Directions

The property is best approached from Lampeter by the A475 Newcastle Emlyn roadway. Continue to the Village of Llanwnnen. Turn immediatley left after the mini roundabout onto the B4337 signposted Llanybydder. Continue through the Village of Alltyblacca. On leaving Alltyblacca and just before entering Llanybydder bear right at the mini roundabout by a small garage/workshop (Gwalia Garage). Continue along this lane taking the next left hand turning on a right hand bend. Continue along this lane for approximately 3 miles into the Hamlet of Maesycrugiau. Turn right beside a property named Dan Capel and the subject property will be located thereafter on your right hand side after the Chapel.

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

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