MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A charming 4 bedroomed, 2 bathroomed mid terraced house tastefully refurbished in a quiet picturesque Village. 3 miles Lampeter, West Wales









Gwelfor, Llanwnnen, Lampeter, Ceredigion. SA48 7LA.

£269,000

R/5457/LD

*** An Attractive period mid-terraced property with an abundance of traditional character and charm *** Deceptively spacious 4 bedroomed, 2 bathroomed accommodation *** Three versatile reception rooms, offering excellent flexibility for family living, entertaining or home working *** Newly fitted kitchen and modern bathroom suites *** Oil-fired central heating and good broadband connectivity *** Full of original character and period features, combined with modern comforts.

*** Low-maintenance rear garden, featuring a generous patio and attractive borders planted with a variety of flowers and shrubs *** Private and tranquil setting, ideal for outdoor entertaining and relaxing *** Off-road parking for two vehicles to the front of the property

*** Popular village location, conveniently positioned just 3 miles from Lampeter and 2 miles from Llanybydder *** Within easy reach of the stunning Cardigan Bay coastline *** Viewing is highly recommended to fully appreciate the space, character and setting this charming property has to offer. Contact us today to arrange your viewing.

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LOCATION

Located in the heart of the popular Village of Llanwnnen, just 3 miles from the University Town of Lampeter which offers a good range of local amenities, 20 miles from the County Town of Carmarthen which is the gateway to the M4 Motorway with National Rail Networks, good central location for the nearby Coastal Towns and Beaches with Aberaeron 13 miles, Cei Bach Beach 15 miles, and New Quay 16 miles. The larger University Town Coastal Resort an Administrative Centre of Aberystwyth is 25 miles distant.

GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this deceptive period 4 bedroomed mid terraced property. It offers comfortable Family living accommodation with a new kitchen, modern bathroom suites, along with 3 comfortable reception rooms which opens out to the low maintenance courtyard style garden area which provides excellent outdoor space.
Enjoys a peaceful and convenient position within this popular Community.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL



13' 3" x 7' 4" (4.04m x 2.24m). With access via a UPVC stable style entrance door, 8ft fitted cloak cupboard, radiator, laminate flooring, staircase to the first floor accommodation.

LIVING ROOM

16' 0" x 10' 4" (4.88m x 3.15m). With a brick feature fireplace with a newly fitted wood burner, laminate flooring, radiator.





DINING ROOM

18' 2" x 11' 5" (5.54m x 3.48m). With a feature electric fire with a decorative mantle surround and a marble hearth, laminate flooring, archway opening onto the Kitchen.





KITCHEN

12' 0" x 11' 9" (3.66m x 3.58m). A new Shaker style fitted Kitchen with a range of wall and floor units with laminate work surfaces over, stainless steel 1 1/2 sink and drainer unit with mixer tap, eye level electric oven, 4 ring ceramic hob with extractor hood over, space for American fridge/freezer and dishwasher, tiled flooring, separate breakfast bar with Oak/granite work top.





GARDEN ROOM



11' 2" x 10' 4" (3.40m x 3.15m). A versatile Family room with a vaulted beamed ceiling, large picture window and patio doors opening onto the rear garden, flag stone flooring.

UTILITY ROOM

7' 4" x 5' 3" (2.24m x 1.60m). With a fitted range of units with plumbing and space for automatic washing machine and tumble dryer, new Worcester combi boiler running all domestic systems within the property, flag stone flooring.



SEPARATE W.C.

With a low level flush w.c., pedestal wash hand basin, flag stone flooring.



FIRST FLOOR

GALLERIED LANDING

With access to a large insulated loft space and a large airing cupboard with a built-in radiator.



PRINCIPAL BEDROOM 1

16' 2" x 10' 4" (4.93m x 3.15m). With two built-in double mirrored wardrobes, double aspect windows to the front and rear, two radiators.





BEDROOM 2

10' 0" x 8' 5" (3.05m x 2.57m). With radiator.



BEDROOM 3

11' 4" x 9' 8" (3.45m x 2.95m). With re-stored wooden floorboards, radiator, sliding door through to the En-Suite Shower Room.



EN-SUITE SHOWER ROOM

6' 4" x 5' 9" (1.93m x 1.75m). Having a contemporary style suite comprising of a feature built-in vanity unit with wash

hand basin with water fall tap, large walk-in shower cubicle, low level flush w.c., extractor fan, chrome heated towel rail.



REAR LANDING

With access to a loft space, large airing cupboard with radiator and shelving.

BEDROOM 4

12' 3" x 6' 7" (3.73m x 3.01m). With radiator, views over the rear garden and the Teifi Valley beyond.



FAMILY BATHROOM

12' 7" x 5' 5" (3.84m x 1.65m). A fully tiled modern suite comprising of a panelled pea shaped bath with shower attachment over, built-in shower cubicle with electric shower, low level flush w.c., pedestal wash hand basin, heated towel rail.



EXTERNALLY

GARDEN

Here lies a low maintenance enclosed garden area being private, enjoying a range of shrub borders with Cotswold Chip stone paths, large patio area ideal for outdoor entertaining and dining, and providing the perfect outdoor Family space.



PLEASE NOTE

The property does enjoy a right of access to the rear for fuel supply.

PARKING AND DRIVEWAY

Off street parking for two vehicles to the front of the property.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A beautifully refurbished and presented property in a popular Village location and providing the perfect Family home.

TENURE AND POSSESSION

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

COUNCIL TAX

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

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

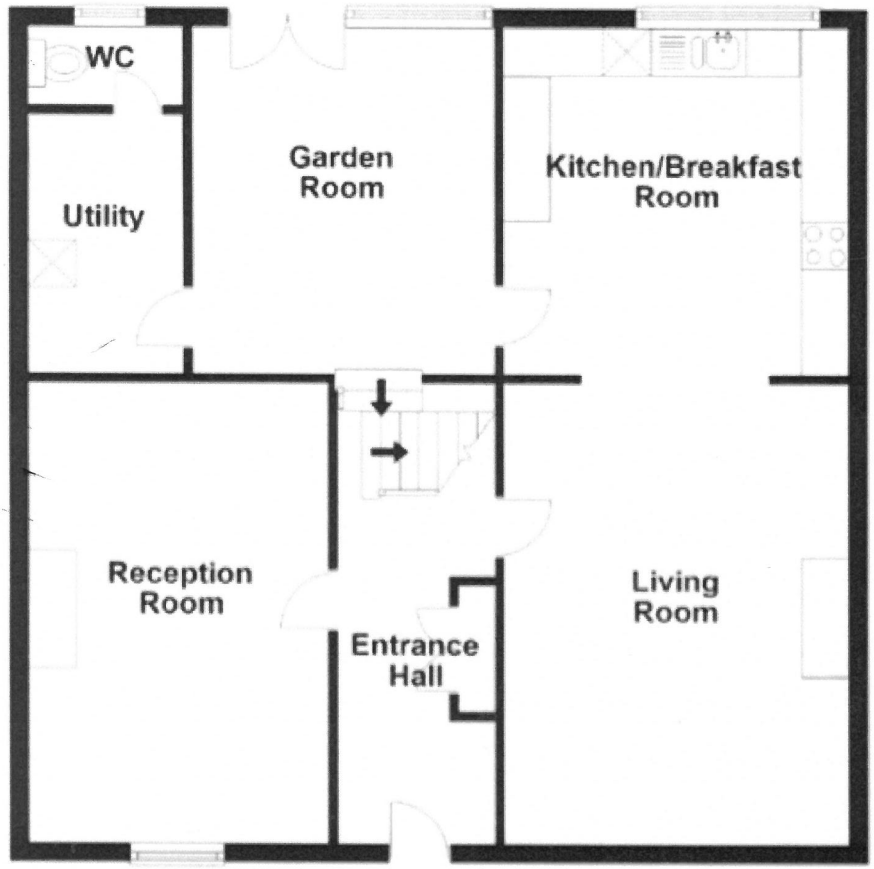
MONEY LAUNDERING REGULATIONS

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

Ground Floor



First Floor

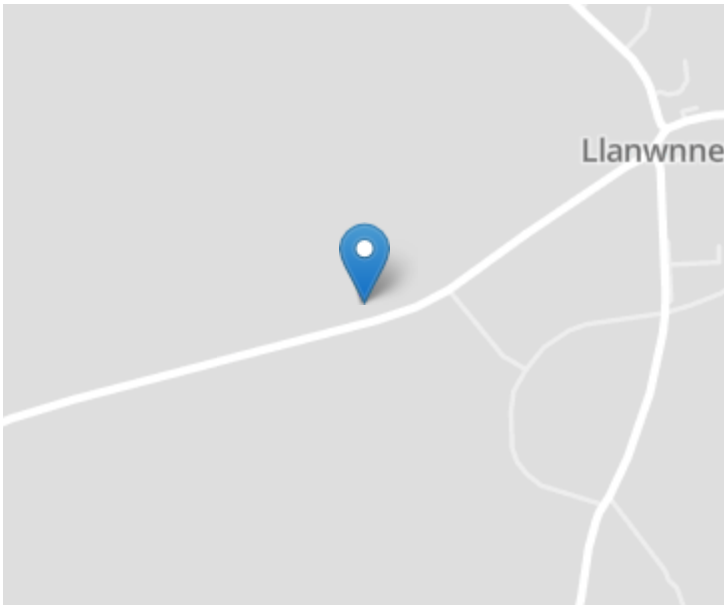


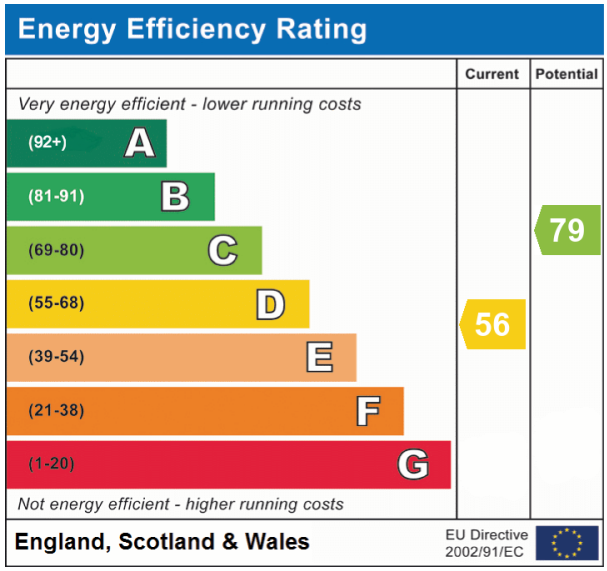
MATERIAL INFORMATION

Parking Types: None.
Heating Sources: None.
Electricity Supply: None.
Water Supply: None.
Sewerage: None.
Broadband Connection Types: None.
Accessibility Types: None.

EPC Rating: D (56)
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

From Lampeter take the A475 Newcastle Emlyn road to the Village of Llanwnnen. On reaching the Village take the third exit at the mini roundabout (beside the Grannell Hotel) signposted Cribyn. The property will be located after the Church on your right hand side after approximately 50 yards.

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

All our properties are also available to view 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 Facebook and Instagram Pages

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

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