MORGAN & DAVIES
EST. 1989

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A spacious 5 bedroomed detached Family home with generous gardens, garage and ample parking. Cribyn, near Lampeter/Aberaeron, West Wales









Three Horseshoes, Cribyn, Lampeter, Ceredigion. SA48 7NA.

£329,950

REF: R/5496/LD

*** A substantial and highly versatile 5 bedroomed detached Family residence *** Generous accommodation extending to approximately 1,957 sq. ft. - Ideal for a growing Family *** Excellent living space with generous living room and separate dining area *** *** 2 ground floor bedrooms providing flexible Family, Guest or multi generational accommodation *** 3 further bedrooms and useful home office to the first floor *** Well equipped kitchen with adjoining utility room *** Spacious Family bathroom with bath and separate shower *** Energy efficient air source heat pump heating and 10 roof mounted solar panels

*** Generous enclosed lawned garden - An excellent space for Children, Pets and Family enjoyment *** Plenty of outside space for entertaining, recreation and the keen Gardener *** Detached garage with two useful adjoining stores *** Gated driveway providing ample private parking for several vehicles

*** Pleasant Village setting with the space and flexibility ideally suited to modern Family life *** Approximately 4.5 miles from Lampeter / 7 miles Aberaeron *** A spacious Family home both inside and out *** Viewing highly recommended

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Carmarthenshire, SA31 3AD
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LOCATION

Situated within the popular rural Village of Cribyn, conveniently positioned between the University Town of Lampeter, approximately 4.5 miles distant, and the popular Georgian Harbour Town of Aberaeron on the Cardigan Bay Coastline, approximately 10.5 miles distant. Both Towns offer a good range of everyday amenities, with Lampeter providing Supermarkets, Shops, Schools and Leisure facilities, whilst Aberaeron offers an excellent selection of independent Shops, Cafés, Restaurants and Coastal attractions.

GENERAL DESCRIPTION



Three Horseshoes is a substantial and highly versatile 5 bedroomed detached Family home offering approximately 1,957 sq. ft. of spacious accommodation arranged over two floors and providing plenty of room for a growing Family.

The well proportioned accommodation offers an excellent balance of living and bedroom space with a generous living room, separate dining area, fitted kitchen, useful utility room and 2 ground floor bedrooms. To the first floor are 3 further bedrooms, a dedicated home office and spacious Family bathroom.

A particular feature of the property is the generous outside space with a sizeable enclosed lawned garden providing an excellent and safe environment for Children and Pets together with plenty of room for outdoor entertaining, recreation and Family enjoyment. A gated driveway provides ample private parking and leads to a detached garage with adjoining stores.

Further benefits include an air source heat pump heating system, multi fuel stove and 10 roof mounted solar panels completing what is a spacious Family home both inside and out.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

LIVING ROOM

14' 2" x 12' 0" (4.32m x 3.66m). A comfortable reception room with an open fireplace housing a multi fuel stove set on a slate hearth, radiator, built-in understairs storage.



DINING AREA

11' 4" x 9' 3" (3.45m x 2.82m). With radiator, exposed beams.



KITCHEN

15' 4" x 7' 10" (4.67m x 2.39m). A fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, built-in electric oven, 4 ring electric hob, plumbing for dishwasher, rear entrance door.



KITCHEN (SECOND IMAGE)



UTILITY ROOM

8' 9" x 7' 5" (2.67m x 2.26m). A useful space with plumbing and space for washing machine and tumble dryer, housing the air source heating equipment.



GROUND FLOOR W.C.

With low level flush w.c., radiator.

BEDROOM 3

14' 0" x 13' 7" (4.27m x 4.14m). A ground floor bedroom with built-in wardrobes, radiator, window overlooking the garden, access to the porch.



REAR PORCH

With UPVC rear entrance door.

BEDROOM 5

13' 7" x 10' 5" (4.14m x 3.17m). A ground floor bedroom with radiator, window overlooking the rear garden.



FIRST FLOOR

SPLIT LANDING

Leading to



BEDROOM 1

14' 4" x 8' 10" (4.37m x 2.69m). With double aspect windows, radiator.



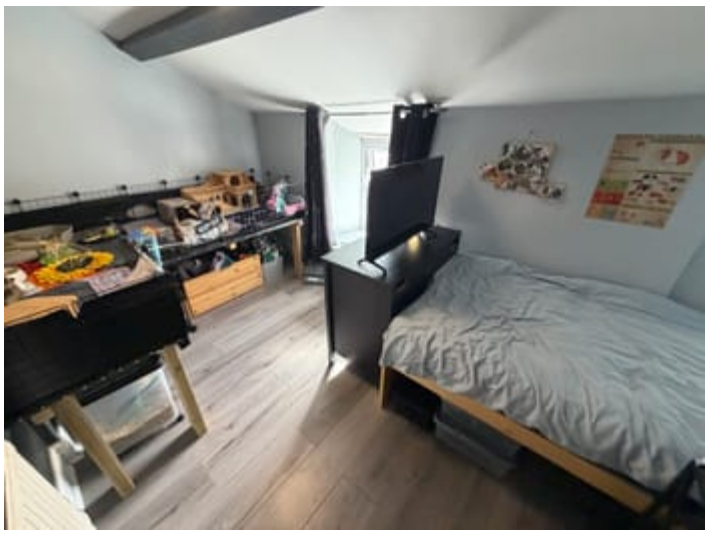
BEDROOM 2

10' 11" x 10' 8" (3.33m x 3.25m). With wall to wall built-in wardrobes, radiator, double aspect windows.



REAR BEDROOM 4

14' 0" x 7' 5" (4.27m x 2.26m). With part vaulted ceiling, radiator, window to the rear overlooking the garden.



STUDY

7' 1" x 5' 6" (2.16m x 1.68m). With radiator.



FAMILY BATHROOM

Newly upgraded comprising of a panelled bath, free standing walk-in shower, low level flush w.c., vanity unit with wash hand basin, heated towel rail, radiator, tiled flooring.



EXTERNALLY

GARAGE

13' 5" x 20' 1" (4.09m x 6.12m). A useful detached garage with a roller shutter door, power and electricity, useful storage mezzanine over. The garage has direct roadside access.



STORE SHED 1

8' 5" x 5' 8" (2.57m x 1.73m).

STORE SHED 2

11' 9" x 5' 6" (3.58m x 1.68m).

GARDEN

The property enjoys a generous enclosed garden predominantly laid to lawn and providing an excellent outdoor space for Families, Children and Pets. The garden enjoys a good degree of privacy with plenty of space for outdoor seating and entertaining.



GARDEN (SECOND IMAGE)



GARAGE (THIRD IMAGE)



PARKING

A gated entrance opens onto a generous private driveway providing ample off road parking for several vehicles together with access to the detached garage.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A spacious and versatile detached Family home with generous gardens, ample parking and useful garaging. Conveniently positioned for Lampeter and the Cardigan Bay Coastline. Viewing is highly recommended.

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 Ceredigion 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

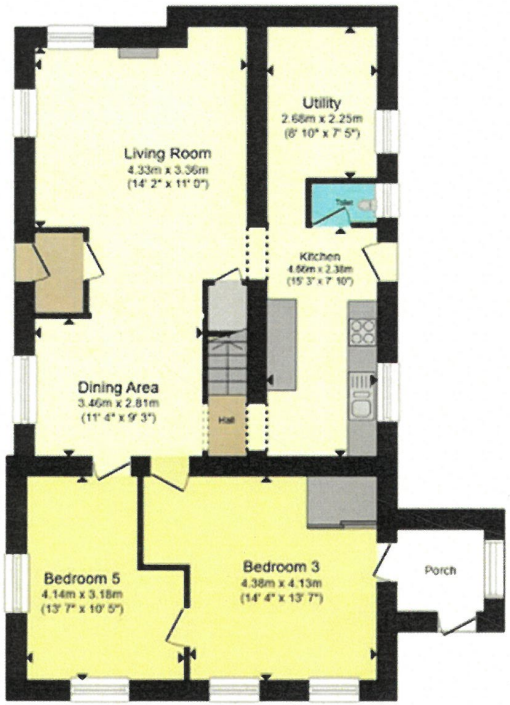
To comply with Government Anti-Money Laundering Legislation we are legally required to carry out identity and verification checks on all Buyers and Sellers. We work with our trusted and industry-recognised Partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).

A non-refundable fee of £45.00, plus 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 are always happy to help.

Services

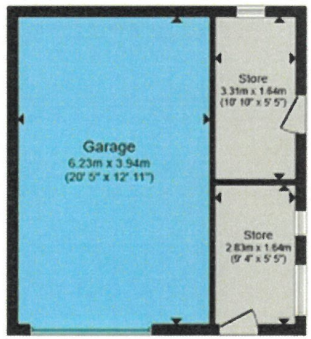
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, air source heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



Ground Floor



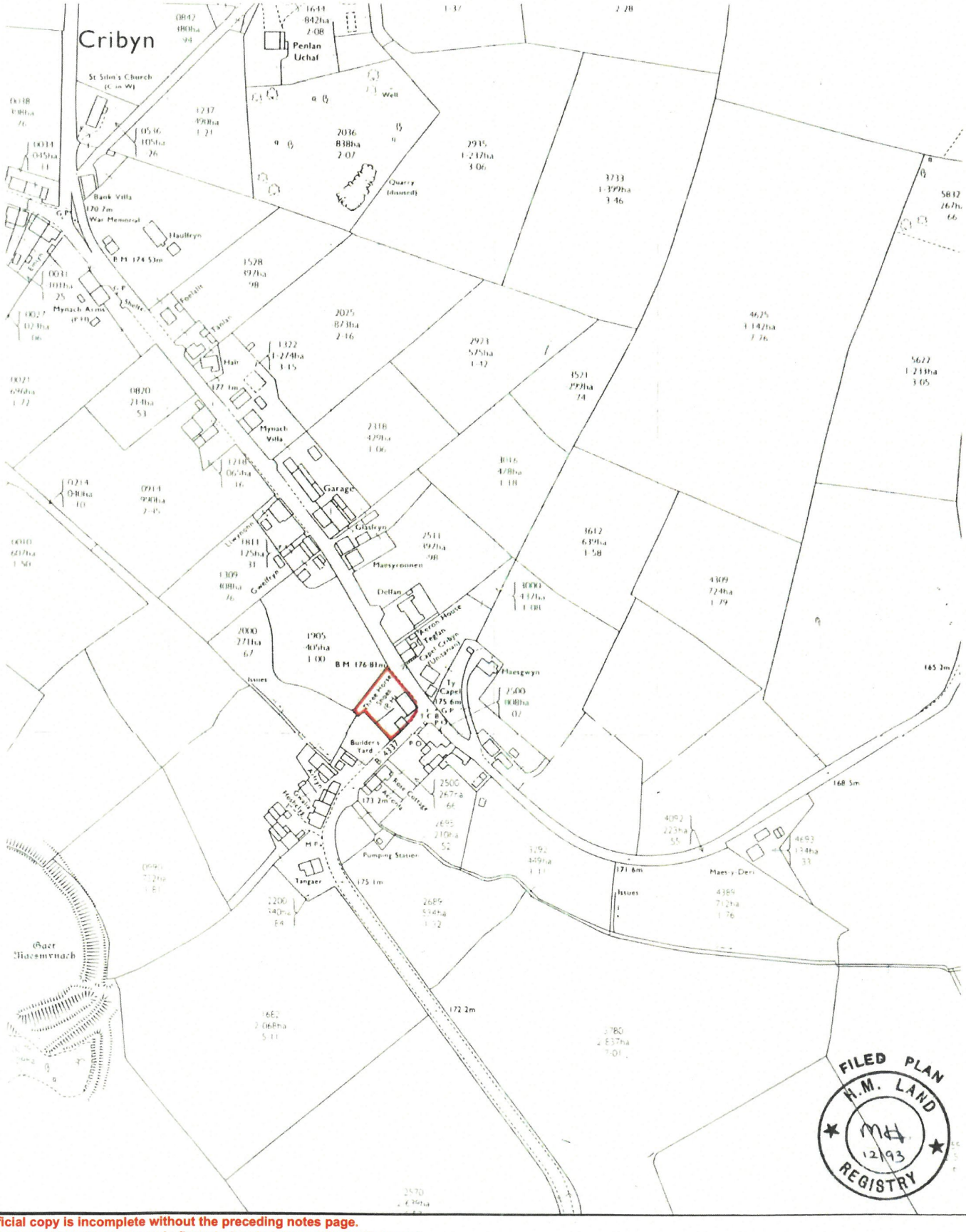
First Floor



Outbuilding

H.M. LAND REGISTRY

ORDNANCE SURVEY PLAN REFERENCE	SN5250 – 5251	TITLE NUMBER **WA643207**	
~~COUNTY DYFED~~ ADMINISTRATIVE AREA ~~DISTRICT CEREDIGION~~		CEREDIGION SIR CEREDIGION	Scale 1/ 2500
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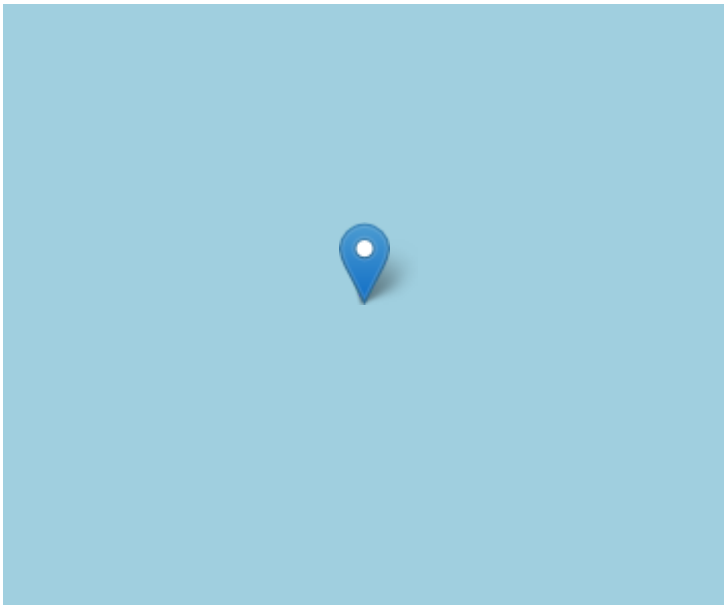


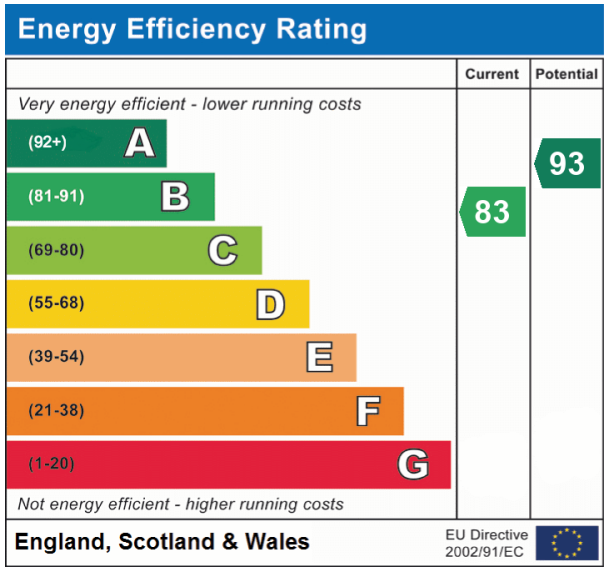
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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Council Tax: Band E
N/A
Parking Types: Driveway. Gated. Private.
Heating Sources: Air Source Heat Pump. Double Glazing.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: B (83)
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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EST. 1989





Directions

The property is best approached from the A482 roadway from either Lampeter or Aberaeron. Continue to the settlement of Temple Bar turning right (if coming from Aberaeron) or turning left (if coming from Lampeter). Continue into the Village of Cribyn and the property can be found as you leave the Village on your right hand side, 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 :

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