MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

An attractive well presented 3 bedroomed spacious detached bungalow with large grounds and fine views. Cribyn, near Lampeter, West Wales









Ceinfan, Cribyn, Lampeter, Ceredigion. SA48 7NZ.

£235,000 Offers Over

REF: R/4150/LD

*** An attractive and well presented detached bungalow *** 3 bedroomed accommodation *** Rear conservatory *** LPG fired central heating and UPVC double glazing

*** An extensive plot with front and rear garden laid to lawn *** Rear garden being terraced with patio and gravelled seating areas - Private and enclosed *** Fine views over the surrounding countryside *** Former garage/studio *** Garden store *** Further outhouses *** Ample parking on a tarmacadamed driveway

*** Pleasant Village position *** 4 miles from Lampeter and 7 miles from Aberaeron *** Contact us today to view

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Carmarthenshire, SA31 3AD
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LOCATION

Cribyn is located on the B4337 road between Temple Bar and Llanwnnen and is set amongst the delightful countryside, just 4 miles from the University Town of Lampeter and 7 miles from the Georgian Coastal and Harbour Town of Aberaeron and the renowned Cardigan Bay Coast. For everyday conveniences Felinfach and Llanwnnen are both within a 5 minute drive.

GENERAL DESCRIPTION

A highly attractive and well positioned detached bungalow offering comfortable 3 bedroomed accommodation with the benefit of LPG fired central heating and UPVC double glazing. The property has been partially modernised in recent times and suits Family or retirement purposes.

The property sits within a sizeable plot with an extensive garden to the front and rear with the rear being terraced and having fine views over the surrounding countryside.

THE ACCOMMODATION

The property deserves early viewing and the accommodation at present offers more particularly the following.

FRONT PORCH

With UPVC sliding front entrance door.

RECEPTION HALL

Being 'L shaped, access to the loft space, cloak cupboard, radiator.



LIVING ROOM

18' 7" x 10' 8" (5.66m x 3.25m). With a modern tiled fireplace incorporating a Dimplex electric fire, radiator, patio doors to the front garden.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (FOURTH IMAGE)



LIVING ROOM (THIRD IMAGE)



FRONT BEDROOM 1

12' 8" x 10' 4" (3.86m x 3.15m). With radiator.



REAR BEDROOM 2

12' 4" x 10' 5" (3.76m x 3.17m). With radiator, enjoying views over the rear garden, built-in wardrobes.



BEDROOM 3/THROUGH ROOM

9' 8" x 7' 1" (2.95m x 2.16m). With radiator, sliding doors through to the Conservatory.



CONSERVATORY

10' 0" x 10' 0" (3.05m x 3.05m). OF UPVC construction.



BATHROOM

A 4 piece suite comprising of a panelled bath, shower cubicle, Oak vanity unit with wash hand basin, enclosed low level flush w.c., heated towel rail. In need of modernisation.



KITCHEN

17' 9" x 12' 4" (5.41m x 3.76m). A modern fitted Kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit, electric double oven, 4 ring hob, plumbing and space for automatic washing machine and tumble dryer, integrated dishwasher, two windows to the rear, archway through to the Dining Room/Snug.



KITCHEN (SECOND IMAGE)



DINING ROOM/SNUG

11' 10" x 10' 4" (3.61m x 3.15m). With radiator.



REAR PORCH

Of UPVC construction.

EXTERNALLY

FORMER GARAGE/STUDIO

14' 8" x 8' 9" (4.47m x 2.67m). With fitted sink unit.



OUTSIDE W.C.

With low level flush w.c.

GARDEN STORE

14' 8" x 7' 8" (4.47m x 2.34m). Being newly re-roofed.

FURTHER OUTBUILDING/STABLING

Located to the top of the garden offering possible conversion (subject to consent).



GARDEN

A particular feature of the property is its generous and extensive plot. The front garden is laid to lawn with a number of flower and shrub beds.

To the rear is a terraced garden area with low stone walls, various patio and gravelled areas that lead onto the lawned garden. The garden is private with a mature hedge line and backs onto mature country fields.

It commands great views over the surrounding countryside and offers great opportunity and is currently a blank canvas. A property deserving early viewing and would suit a range of Buyers.

FRONT GARDEN



REAR GARDEN (FIRST IMAGE)



REAR GARDEN (SECOND IMAGE)



REAR GARDEN (THIRD IMAGE)



PATIO AREA



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

An attractive and highly desirable property in a sought after locality. Close to Aberaeron and Lampeter.

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 - 'D'.

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, LPG fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

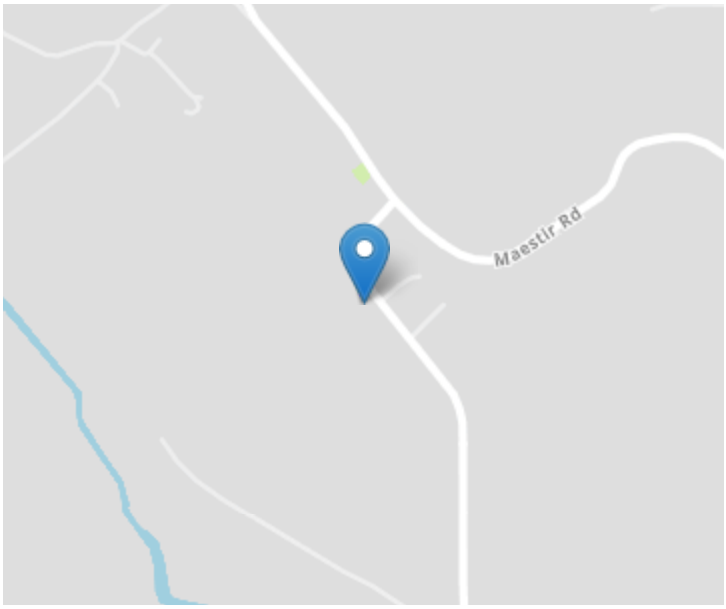
Council Tax: Band D
N/A
Parking Types: Driveway.
Heating Sources: Gas.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: None.

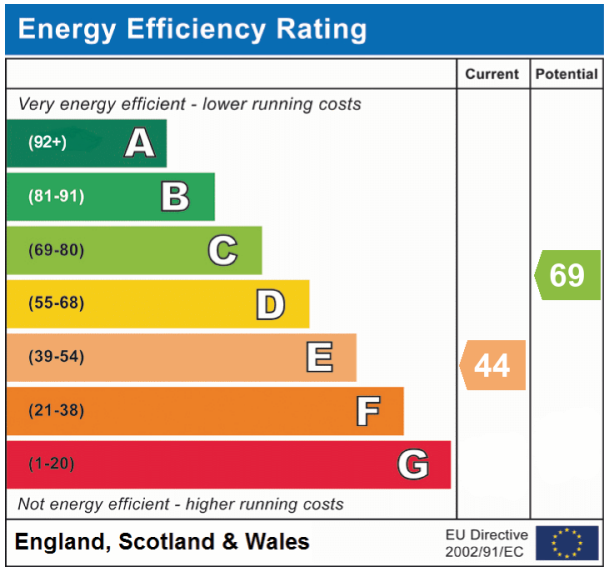
EPC Rating: E (44)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

Construction Type

Traditional

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Directions

From Lampeter take the A475 road to Llanwnnen. Bear right at the mini roundabout onto the B4337 signposted Cribyn. Continue into the Village of Cribyn and Ceinfan will be the fourth bungalow on your left hand side.

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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