MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A rural location. A substantial 4 bedroomed detached country residence set in approximately 0.5 of an acre with a range of garages. Cribyn, near Lampeter, West Wales









Pantycerdin, Cribyn, Lampeter, Ceredigion. SA48 7NP.

£339,000

REF: R/5537/LD

*** A highly desirable rural location *** A detached country property *** Spacious 4 bedroomed accommodation in need of general modernisation and updating *** Recently upgraded with air source heating, solar panels and internal wall insulation

*** A garage block offering three garages with an inspection pit. electricity connected and four up and over doors *** Lean-to workshop offering a conversion opportunity (s.t.c.) *** Set in approximately 0.5 of an acre with a large yard/parking area and mature gardens

*** Surrounded by open farmland and enjoying views across the West Wales countryside *** 3 miles from the University Town of Lampeter and located between the Villages of Cribyn and Creuddyn Bridge *** Rural but not remote *** Perfectly suiting Family accommodation or those seeking the country life

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LOCATION

Well situated only 3 miles from the University Town of Lampeter and between the Villages of Cribyn and Creuddyn Bridge with no near Neighbors, set on a quiet by road, and enjoying attractive views over the mid reaches of the Aeron Valley.

GENERAL DESCRIPTION

Enjoying a fine rural location surrounded by open farmland the property is a substantial detached residence recently upgraded with air source heating, solar panels and wall insulation. It offers 4 bedroomed accommodation and ample ground floor living space.

Externally it sits within 0.5 of an acre with a large yard/parking area and established gardens. To the side of the property lies a garage block offering three garages with an inspection pit, electricity connected and four up and over doors.

The property is rural but not remote and lies only 3 miles from the University Town of Lampeter and approximately 10 miles from the Georgian and Harbour Town of Aberaeron.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH

Accessed via a UPVC entrance door, radiator.

LIVING ROOM

17' 5" x 14' 0" (5.31m x 4.27m). With a brick fireplace housing a Real Flam gas effect stove (currently not connected), staircase to the first floor accommodation, radiator.



SITTING ROOM

13' 9" x 8' 2" (4.19m x 2.49m). With radiator.

KITCHEN/DINER

27' 6" x 13' 6" (8.38m x 4.11m). Being 'L' shaped, with a galley style fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric/gas cooker point and space. Dining area comprising of a radiator, large picture window enjoying views over the gardens.



KITCHEN/DINER (SECOND IMAGE)



UTILITY ROOM

12' 2" x 10' 5" (3.71m x 3.17m). With rear entrance door, plumbing and space for automatic washing machine and tumble dryer.



W.C.

With low level flush w.c., extractor fan.

FIRST FLOOR

LANDING

With access to a loft space.

FRONT BEDROOM 1

13' 9" x 13' 1" (4.19m x 3.99m). With radiator.



FRONT BEDROOM 4

9' 8" x 5' 8" (2.95m x 1.73m). With radiator.



FRONT BEDROOM 2

14' 1" x 7' 1" (4.29m x 2.16m). With radiator.



REAR BEDROOM 3

15' 2" x 13' 6" (4.62m x 4.11m). With radiator, enjoying views to the rear over open farmland, built-in wardrobes.



BATHROOM

Having a 4 piece suite comprising of a panelled bath, corner shower cubicle, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



EXTERNALLY

LEAN-TO WORKSHOP

21' 6" x 14' 4" (6.55m x 4.37m). Of stone construction with electricity connected. Could offer itself for conversion from the main property into the workshop (subject to consent).



GARAGE BLOCK



Comprising:-

GARAGE 1

16' 0" x 14' 5" (4.88m x 4.39m). With an up and over door and side service door, electricity connected.

GARAGE 2

16' 0" x 10' 4" (4.88m x 3.15m). With an up and over door and lighting.

DOUBLE GARAGE 3

16' 0" x 23' 0" (4.88m x 7.01m). With inspection pit, electricity connected and two up and over doors.



YARD AREA

To the rear of the property lies an extensive hard core yard/parking area with various concrete standing areas for parking.



GARDEN

The property enjoys an established and mature garden area with lawned areas to the front and to the rear of the garages and also an established terraced garden. The property enjoys a fine rural location surrounded by open farmland.



GARDEN (SECOND IMAGE)



FRONT OF PROPERTY



REAR OF PROPERTY



VIEW FROM PROPERTY



AGENT'S COMMENTS

A desirable property in a sought after locality offering 4 bedroomed accommodation and ample outdoor space. Viewings 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 - 'F'.

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.

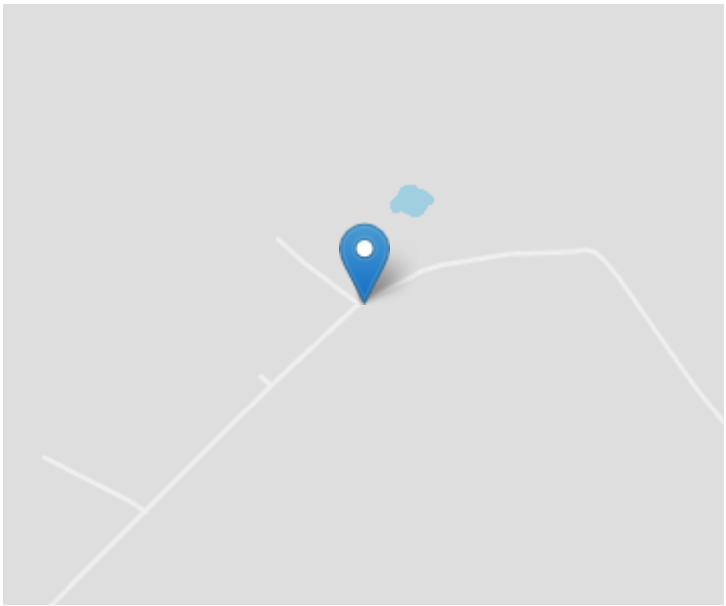
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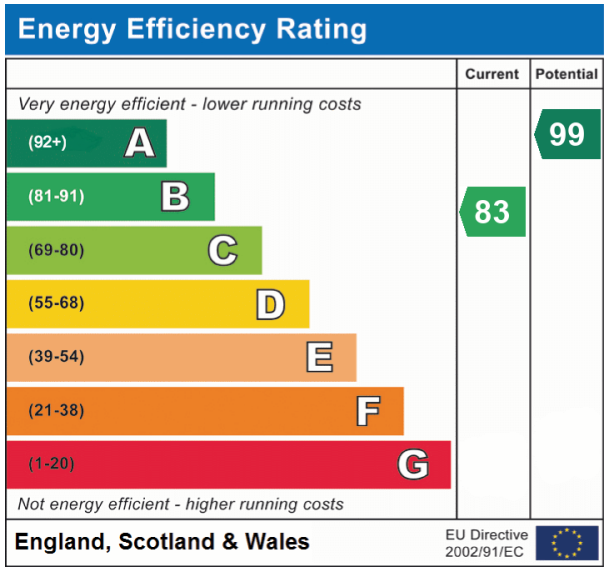
We are informed by the current Vendors that the property benefits from private water, mains electricity, private drainage, electric heating, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider, recently upgraded with air source heating, solar panels and internal wall insulation.

Council Tax: Band F
N/A
Parking Types: Garage. Private.
Heating Sources: Air Source Heat Pump. Electric. Solar.
Electricity Supply: Mains Supply.
Water Supply: Private Supply.
Sewerage: Private 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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Directions

From Lampeter take the A482 roadway. Continue to the Village of Creuddyn Bridge. Turn left. Proceed on this road for approximately 1 mile heading over the Cattle grid. The entrance to the property will be located 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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