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Local knowledge, National coverage

An attractive 2 bedroomed detached bungalow with garage, ample parking and delightful views over the Teifi Valley. Alltyblacca, Llanybydder, West Wales









Sunlea, Alltyblacca, Llanybydder, Ceredigion. SA40 9ST.

£260,000

REF: R/5545/LD

*** No onward chain *** Attractive 2 bedroomed detached bungalow *** Comfortable and practical single storied accommodation *** Fitted kitchen and wet room *** Oil fired central heating and double glazing

*** Detached garage and two useful storage containers *** Extensive gravelled parking area with ample parking for several vehicles *** Level lawned gardens to the side and rear *** Backing onto open fields with delightful views over the Teifi Valley

*** Conveniently positioned on a regular bus route with a bus stop nearby *** Within easy reach of Llanybydder and Lampeter *** Ideal first time purchase, retirement home or for those seeking single storied living *** Low maintenance living in a pleasant semi rural setting *** Early viewing highly recommended

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LOCATION

Sunlea is situated in the rural Community of Alltyblacca within easy reach of the Market Town of Llanybydder and the University Town of Lampeter. Both Towns offer a range of everyday amenities and services. The property is conveniently positioned alongside a regular bus route combining the appeal of countryside living with practical access to nearby Towns.

GENERAL DESCRIPTION

An attractive 2 bedroomed detached bungalow enjoying a pleasant semi rural setting at Alltyblacca, conveniently positioned within easy reach of Llanybydder and Lampeter. The property offers comfortable and practical single storied accommodation, including a fitted kitchen and wet room, with the benefit of oil fired central heating and double glazing throughout.

Externally the property benefits from a detached garage, two useful storage containers and an extensive gravelled parking area providing ample space for several vehicles. Level lawned gardens extend to the side and rear backing onto open fields and enjoying delightful views across the Teifi Valley.

Conveniently positioned on a regular bus route, with a bus stop nearby the property offers easy access to the amenities of Llanybydder and Lampeter.

Offered with no onward chain Sunlea presents an excellent opportunity for 1st Time Buyers, Retirees or those seeking comfortable low maintenance living in an attractive countryside setting.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a half glazed front entrance door, radiator, cloak cupboard.

KITCHEN

11' 4" x 9' 2" (3.45m x 2.79m). A fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space, plumbing and space for automatic washing machine, side entrance door.



KITCHEN (SECOND IMAGE)



LIVING ROOM

11' 2" x 10' 6" (3.40m x 3.20m). With sliding patio doors opening onto the garden with views over the Teifi Valley, fireplace featuring an electric fire (not tested), fitted desk and shelving.



BATHROOM/WET ROOM

7' 2" x 5' 9" (2.18m x 1.75m). With a walk-in wet room facility with an electric shower, low level flush w.c., vanity unit with wash hand basin, radiator, Dimplex wall heater.



REAR BEDROOM 2

7' 9" x 10' 4" (2.36m x 3.15m). With radiator, enjoying views over the rear garden and the Teifi Valley beyond.



FRONT BEDROOM 1

9' 2" x 9' 7" (2.79m x 2.92m). With radiator.



EXTERNALLY

GARAGE

23' 0" x 14' 2" (7.01m x 4.32m). Of cavity wall construction with an up and over door, sider service door and electricity connected.



GARDEN

The property enjoys level lawned gardens to the side and rear providing pleasant outdoor space with an attractive outlook over adjoining open countryside and the Teifi Valley beyond.



PARKING AND DRIVEWAY

An extensive gravelled parking area provides ample off road parking and turning space.

FRONT OF PROPERTY



VIEWS FROM PROPERTY



AGENT'S COMMENTS

A comfortable and conveniently located detached bungalow with excellent parking, useful outbuildings and lovely countryside views. An ideal first home or retirement property. No onward chain. A must view!

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the 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 £45.00, 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

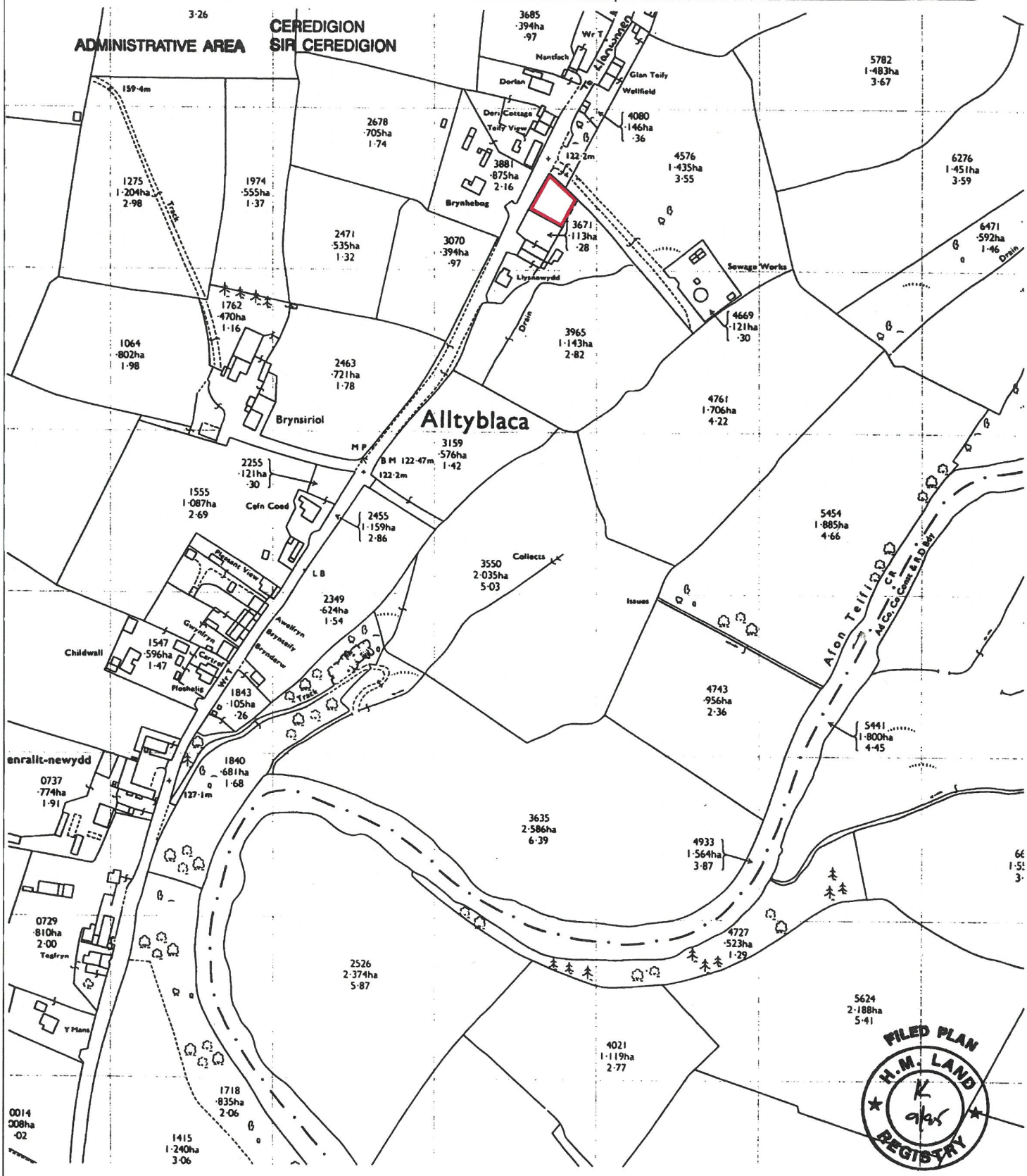
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

H.M. LAND REGISTRY

ORDNANCE SURVEY PLAN REFERENCE	SN 5245		Scale 1/ 2500
~~COUNTY DYFED~~	~~DISTRICT CEREDIGION~~		© Crown copyright

TITLE NUMBER

WA761370



FILED PLAN H.M. LAND REGISTRY

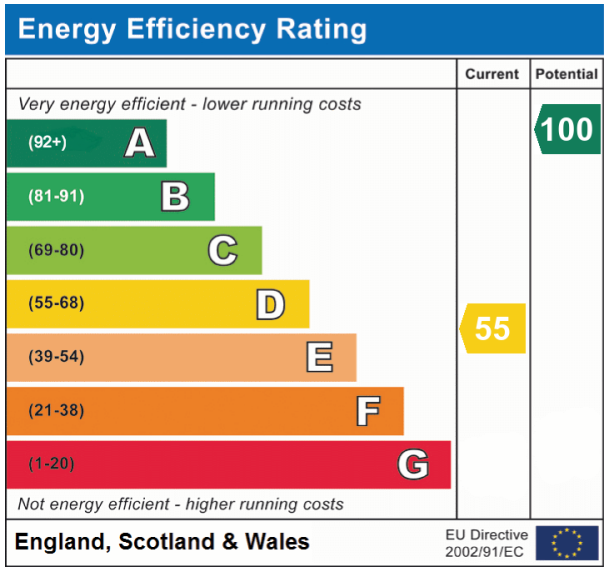
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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Council Tax: Band C
N/A
Parking Types: Driveway. Private.
Heating Sources: Double Glazing. Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access. Level access shower. Wet room.

EPC Rating: D (55)
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 road West towards Newcastle Emlyn. In the Village of Llanwnnen turn left just after proceeding over the mini roundabout onto the B4337 towards Llanybydder. Continue for approximately one mile and the property can be found on your left hand side beside the Bus Stop n the Village of Alltyblacca, 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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