

Fine rural position. A detached 3 bedroomed country bungalow set in spacious grounds with fantastic views over the Dulais Valley and the surrounding countryside. Outskirts of Lampeter,



Maesdenys, Silian, Lampeter, Ceredigion. SA48 8LU.

£350,000 Offers in Excess of

REF: R/4232/LD

*** No onward chain - Motivated Seller *** Fine rural position *** A refurbished 3 bedroomed, 3 bathroomed detached country bungalow *** Outskirts of Lampeter *** Outstanding views over the Dulais Valley and especially Derry Ormond Tower *** Brand new kitchen and bathroom suites *** Oil fired central heating and UPVC double glazing *** Private water and private drainage

*** Generous grounds of around 0.4 of an acre - Laid to lawn with an extensive sweeping driveway *** Recently laid patio offering fantastic views *** Steel garage and car port

*** Convenient location - 1 mile from the University Town of Lampeter *** Rural living - Surrounded by open fields *** Viewings are highly recommended - Contact us today



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LOCATION

The property enjoys a beautiful aspect over the Dulais Valley, just 1 mile from the University Town of Lampeter in the Teifi Valley, and 10 miles inland from the Georgian Coastal and Harbour Town of Aberaeron on the Cardigan Bay Coast.

GENERAL DESCRIPTION



A fantastic rural location. Here lies a refurbished 3 bedroomed, 3 bathroomed detached bungalow set nicely within its own grounds of approximately 0.4 of an acre. The property has undergone comprehensive refurbishment in recent years and now offers modern kitchen and bathroom suites and with oil fired central heating and double glazing.

A particular feature of the property is its magnificent views over the Dulais Valley and especially Derry Ormond Tower.

A property of this calibre and location does not come to the market often and viewings are highly recommended.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

DINING ROOM

11' 9" x 7' 7" (3.58m x 2.31m). With UPVC front entrance door, large picture window, staircase to the first floor accommodation, stripped timber flooring, radiator.



LIVING ROOM

19' 1" x 12' 5" (5.82m x 3.78m). With a stone open fireplace housing a cast iron wood burning stove, large picture window to the front, radiator.



LIVING ROOM (SECOND IMAGE)



KITCHEN

13' 0" x 12' 7" (3.96m x 3.84m). Newly fitted. A Shaker style fitted kitchen with a range of wall and floor units with a ceramic 1 1/2 sink and drainer unit, eye level double oven, 4 ring hob with extractor hood over, UPVC rear entrance door, spot lighting, laminate flooring.



KITCHEN (SECOND IMAGE)



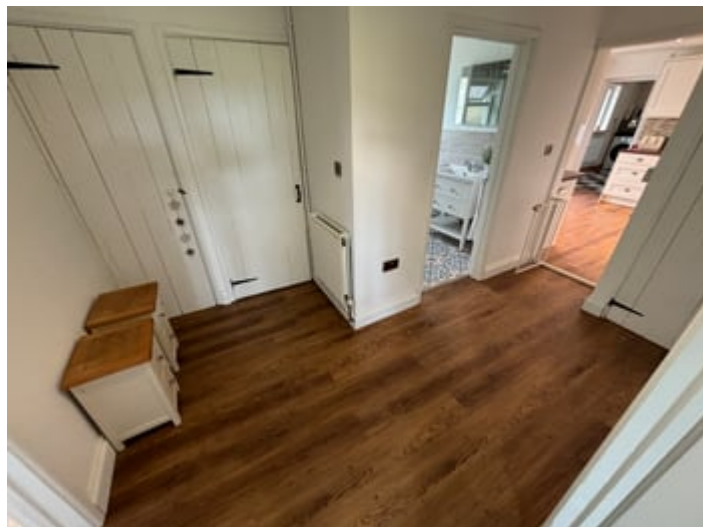
UTILITY ROOM

11' 8" x 8' 4" (3.56m x 2.54m). Refurbished with newly fitted wall and floor units, plumbing and space for automatic washing machine and tumble dryer, wash hand basin, radiator, tiled flooring.



INNER HALLWAY

With laminate flooring.



SHOWER ROOM

7' 5" x 6' 7" (2.26m x 2.01m). A contemporary style and recently refurbished with a walk-in shower, antique style sideboard vanity unit with wash hand basin, low level flush w.c., pillared antique style radiator, mosaic flooring.



SHOWER ROOM (SECOND IMAGE)



LARGE CLOAK CUPBOARD

BOILER ROOM

With Worcester oil fired combi boiler.

REAR BEDROOM 2

10' 0" x 13' 0" (3.05m x 3.96m). With rear window over open fields, radiator.



FRONT BEDROOM 1

16' 6" x 12' 6" (5.03m x 3.81m). With radiator, picture window enjoying views over the front garden and Dulais Valley beyond.



FRONT BEDROOM 1 (SECOND IMAGE)



PLEASE NOTE

The bedroom and adjoining bathroom could offer itself nicely as separate annexe accommodation with its own entrance point.

EN-SUITE BATHROOM

A recently upgraded contemporary suite with a free standing roll top bath with central taps and shower attachment, double drawer vanity unit with wash hand basin, radiator, low level flush w.c., side entrance door.



EN-SUITE BATHROOM (SECOND IMAGE)**FIRST FLOOR BATHROOM**

A modern suite with a corner shower cubicle, low level flush w.c., pedestal wash hand basin Velux roof window.

**EXTERNALLY****CAR PORT****STEEL SHED**

14' 0" x 10' 0" (4.27m x 3.05m). With power and lighting via extension lead.

**FIRST FLOOR****LOFT SPACE**

32' 8" x 14' 5" (9.96m x 4.39m). Potential for further bedroom accommodation.

BEDROOM 3

15' 6" x 13' 4" (4.72m x 4.06m). With Velux roof window and side window, laminate flooring.



REAR LEAN-TO

Offering a fantastic sheltered area.



GARDEN

The property sits within an extensive plot of around 0.4 of an acre. The garden has been laid mostly to lawned areas with a tarmacadamed gravelled driveway all of which with a fantastic outlook over the Dulais Valley and especially Derry Ormond Tower. The property enjoys the benefit of having no near Neighbours and is surrounded by open country fields. It enjoys a convenient location yet being rural.



PARKING AND DRIVEWAY



LARGE PATIO AREA

The current Vendors have also created a large level patio area that provides amazing vista points over the surrounding countryside.



VIEW FROM PROPERTY



FRONT OF PROPERTY



AGENT'S COMMENTS

Nicely refurbished country bungalow with great convenience to Lampeter.

TENURE AND POSSESSION

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

COUNCIL TAX

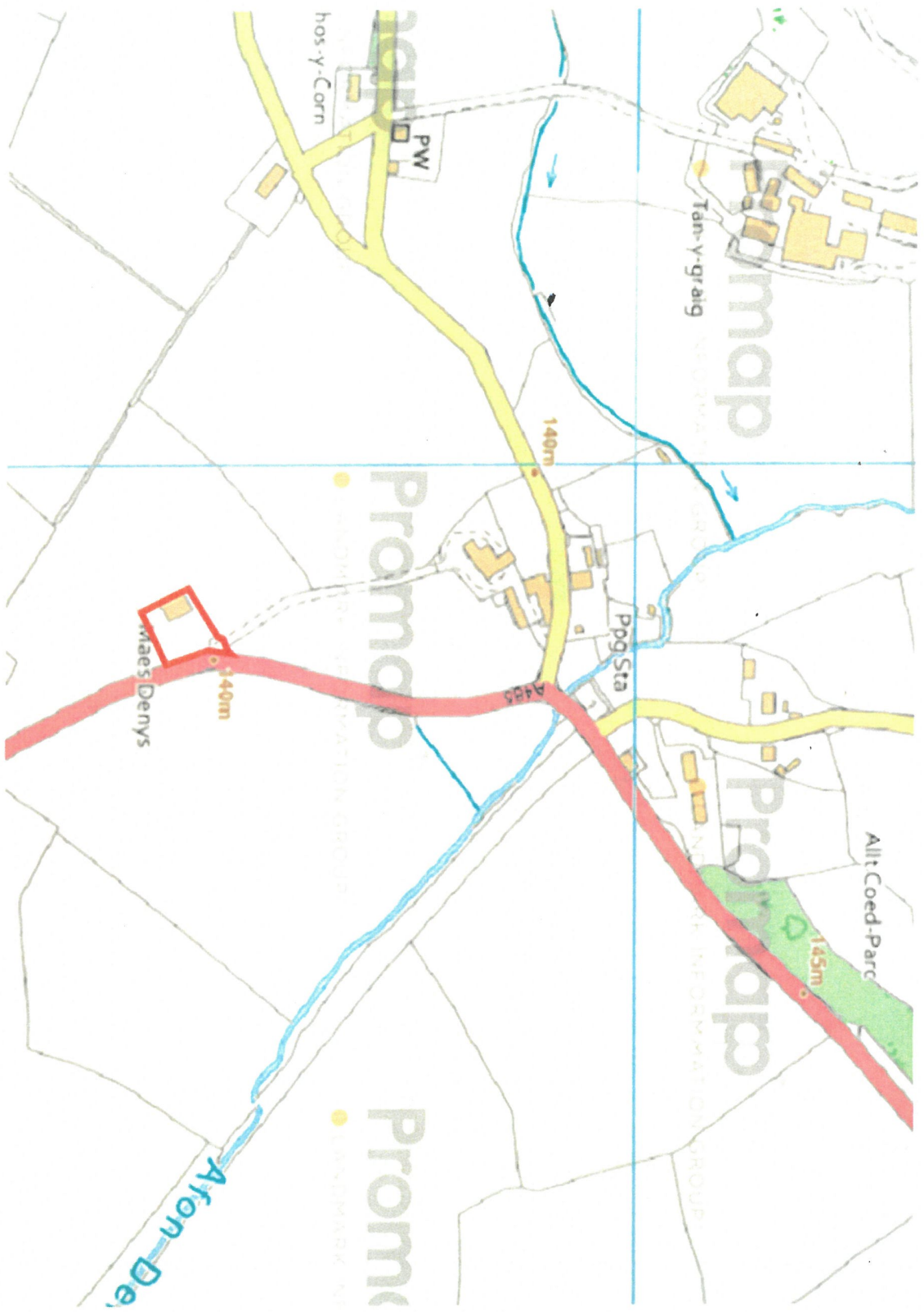
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'E'.

MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

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



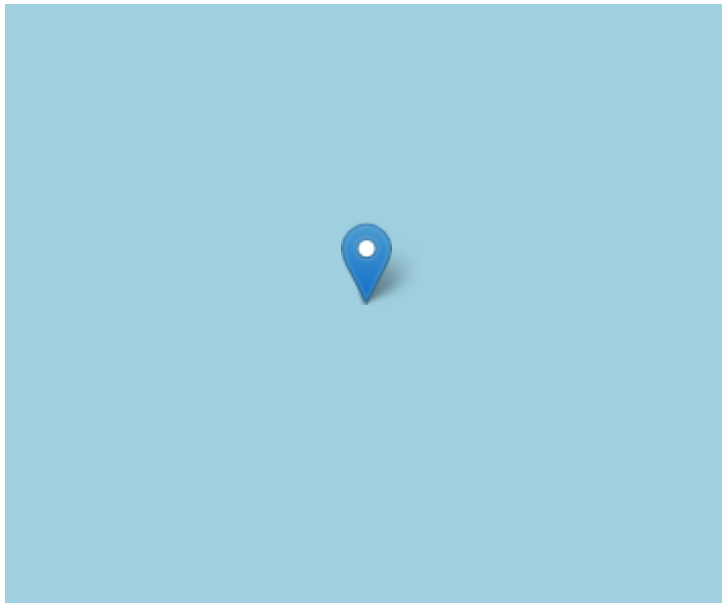
Directions


From Lampeter take the A485 Tregaron road. Continue for approximately a mile and the property can be found on the left hand side just before Glandenys Bridge, 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'.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		89
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

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

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