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Since 1989

Superb location. A highly desirable detached bungalow on the edge of Lampeter, West Wales



Maesawelon, Falcondale Drive, Lampeter, Ceredigion. SA48 7SB.

REF: R/2827/LD

£375,000

*** A superb location - Lampeter's sought after residential locality *** Attractive and extremely well appointed detached dormer style bungalow *** Up to 5/6 bedroomed comfortable accommodation - Enough room for the whole Family *** Family living at its best or suiting retirement purposes *** Positioned on the prestigious Falcondale Drive address *** Gas fired central heating, double glazing and good Broadband speeds available

*** Easy to maintain landscaped and attractive gardens with various patio and lawned areas *** Good sized outbuilding/workshop with lean-to and wood store *** Ample parking with rear yard/hard standing area - Backing onto open country fields

*** Level walking distance to the Town Centre and Ysgol Bro Pedr School *** Highly sought after and rare opportunity *** Viewing is recommended

LOCATION

The property is located in a sought after locality on Falcondale Drive, a short walk to a range of local amenities. Lampeter lies 12 miles inland from the Cardigan Bay Coast at Aberaeron and also 20 miles from Carmarthen, with access to South Wales, the M4 Motorway and National Rail Networks.

GENERAL DESCRIPTION

Maesawelon is located in one of Lampeter's most sought after localities. The property offers spacious comfortable and well appointed 5/6 bedrooomed accommodation along with an impressive 30ft kitchen/diner and delightful conservatory area that enjoys views over the well kept gardens.

Externally it enjoys an extensive pillared driveway that leads onto a large hard standing/yard area with a large and useful workshop and lean-to which offers ideal storage and garage space.

In all the property is highly attractive, close walking distance to Town and currently consists of the following:-

FRONT PORCH

With tiled flooring.

RECEPTION HALL

Providing the perfect entrance to this prestigious property with recessed alcoves and a Mahogany staircase to the first floor accommodation, radiator.



LIVING ROOM

18' 0" x 17' 3" (5.49m x 5.26m). With a feature open fireplace with an Aarrow wood burning stove on a slate hearth, two recessed alcoves, large picture window enjoying views over the front garden, radiator.



LIVING ROOM (SECOND ANGLE)



KITCHEN/DINER

30' 0" x 11' 0" (9.14m x 3.35m). An oak fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit, integrated dishwasher, eye level integrated double oven, 4 ring gas hob with extractor hood over, integrated microwave, tiled flooring.



KITCHEN (SECOND ANGLE)**KITCHEN (THIRD ANGLE)****DINING AREA**

With oak flooring, corner Arrow wood burning stove on a slate hearth, sliding doors opening onto the Conservatory.

REAR HALL

With tiled flooring, radiator, rear entrance door.

UTILITY ROOM

10' 6" x 5' 5" (3.20m x 1.65m). Having fitted wall and floor cupboards with a stainless steel single drainer sink unit, plumbing and space for automatic washing machine and tumble dryer.

**CLOAKROOM**

With low level flush w.c., pedestal wash hand basin, radiator.

BOILER ROOM

With a newly fitted Worcester wall mounted gas fired central heating boiler, radiator, coat hanging facilities.

INTEGRAL GARAGE

16' 0" x 13' 0" (4.88m x 3.96m). With electric up and over door, staircase to the mezzanine area.

MEZZANINE LOFT AREA

15' 0" x 13' 0" (4.57m x 3.96m). Great storage space.

CONSERVATORY

11' 0" x 10' 0" (3.35m x 3.05m). Of UPVC and block construction under a poly carbonate roof, oak flooring, patio doors opening onto the terrace area.

**INNER HALLWAY**

With radiator, storage cupboard.

FAMILY BATHROOM

10' 10" x 7' 6" (3.30m x 2.29m). A luxury suite, being fully tiled, comprising of a panelled bath, corner shower unit with sliding doors, pedestal wash hand basin with shaver point and light, low level flush w.c.



REAR BEDROOM 1

12' 0" x 11' 0" (3.66m x 3.35m). With radiator, built-in wardrobes with sliding mirrored doors.



FRONT BEDROOM 2

12' 0" x 11' 9" (3.66m x 3.58m). With a fitted bedroom suite incorporating wardrobe, chest of drawers, dressing table, radiator.



BEDROOM 3

10' 6" x 9' 0" (3.20m x 2.74m). With double doors, built-in wardrobes, radiator.



FIRST FLOOR

GALLERIED LANDING

Accessed via a mahogany hardwood staircase from the Reception Hallway, Velux roof window, radiator, undereaves storage areas.



W.C.

With low level flush w.c., wash hand basin.

BEDROOM 4

12' 8" x 11' 3" (3.86m x 3.43m). With Velux roof window, radiator.

**BEDROOM 5**

12' 6" x 9' 5" (3.81m x 2.87m). With Velux roof window, radiator.

**WALK THROUGH BEDROOM 6/STORAGE ROOM**

12' 8" x 12' 5" (3.86m x 3.78m). With Velux roof window, radiator, access to undereaves storage areas.

**EXTERNALLY****OUTBUILDINGS**

Providing:-

MULTI PURPOSE GARAGE/WORKSHOP

35' 6" x 26' 10" (10.82m x 8.18m). With roller up and over door, of timber construction, concrete flooring, electricity connected.

LEAN-TO STORE

13' 0" x 13' 0" (3.96m x 3.96m). With electricity connected, of steel construction.

WOOD STORE

15' 0" x 15' 0" (4.57m x 4.57m). Of timber construction.

GARDEN

Attractive South facing garden area, being well presented and maintained by the current Owners, having various patio and gravelled areas, with a level lawned area. The garden is totally private and not overlooked and with various shrub and flower borders. Truly attractive and informed a real sun trap.



GARDEN (SECOND ANGLE)



FRONT GARDEN

The front garden has been laid to lawn with a low stone wall.

PARKING AND DRIVEWAY

With entry via a pillared tarmacadamed driveway that leads to beside the property onto a further hard standing/yard area with ample parking and turning space. Ideal for caravan or motorhome storage.

HARD STANDING AREA



FRONT OF PROPERTY



AGENT'S COMMENTS

Delightful detached bungalow in a sought after locality.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, gas fired central heating with pressurised hot water system, double glazing, telephone subject to B.T. transfer regulations, Broadband available.

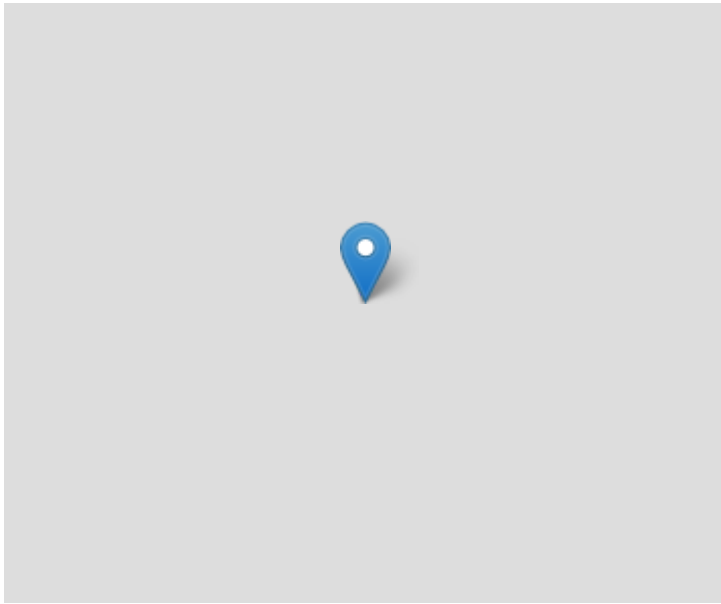
Directions

From our Lampeter Office proceed along High Street and turn right into Falcondale Drive by Pontfaen Murco Garage, Continue along Falcondale Drive and nearing the end the property will be located 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 our properties are also available to view 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>		
(92-100) A		
(81-91) B		81
(69-80) C	72	
(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	