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RICS



Since 1989

Pleasant and sought after position. An appealing 3 bedroomed bungalow with great views. 1 mile from Lampeter, West Wales



Chandos, Cellan, Lampeter, Ceredigion. SA48 8HU.

REF: R/2671/LD

£230,000

*** No onward chain *** Pleasantly positioned detached country bungalow *** 3 bedroomed spacious accommodation *** In a sought after residential locality within the popular Village of Cellan *** Detached garage *** Tarmacadamed driveway with ample parking

*** UPVC double glazing and oil fired heating and good Broadband speeds *** Attractive level lawned garden area to the front and rear with a range of ornamental shrubbery and trees *** Large paved patio area to the rear with a great vista point *** Enjoying stunning a backdrop with panoramic views to the rear over the Teifi Valley

*** Conveniently location - Centre of Village *** 1 mile from Lampeter, West Wales *** Won't be on the market for long *** Early viewing recommended

LOCATION

Located within the popular rural Village of Cellan, in the heart of the Teifi Valley countryside, just 1 mile from the popular University Town of Lampeter. The Village has a thriving rural Community with Community Hall and located on a regular Bus route off the B4343 roadway. Lampeter lies 12 miles inland from the Ceredigion Heritage Coastline at Aberaeron and 20 miles North from the Administrative Centre of Carmarthen.

GENERAL

Chandos is a pleasantly positioned country bungalow located in a sought after residential locality in the Village of Cellan that lies conveniently 1 mile from the University Town of Lampeter. The property itself is in need of sympathetic modernisation and offers spacious 4 bedroomed accommodation along with UPVC double glazing and oil fired central heating..

The true beauty lies to the rear with its stunning backdrop over the Teifi Valley which is enhanced by backing onto the open country/agricultural fields. With its convenient location and level plot it would ideally suit Family accommodation or for those seeking retirement living.

A sought after property in a sought after location. The property will not be on the market for long and currently the accommodation consists of the following:-



THE ACCOMMODATION

FRONT PORCH

with front entrance door.

RECEPTION HALL

with radiator.



BEDROOM 1

11' 6" x 9' 3" (3.51m x 2.82m) with radiator.



BEDROOM 2

11' 6" x 9' 5" (3.51m x 2.87m) with radiator.



INNER HALLWAY

with large sliding door storage cupboard.

KITCHEN

11' 4" x 10' 4" (3.45m x 3.15m) a fitted kitchen with wall and floor units, stainless steel single sink and drainer unit, fitted electric oven (not tested), 4 ring ceramic hob (not tested), plumbing and space for automatic washing machine, extractor fan and rear entrance door.



DINING ROOM

13' 4" x 12' 4" (4.06m x 3.76m) with a large picture window enjoying pleasant valley views over open fields and the River Teifi.



LIVING ROOM

23' 4" x 12' 2" (7.11m x 3.71m) Perfectly sized family room with a 12ft sliding patio doors that open onto the patio area, two radiators, feature fireplace with inset electric fire (not tested).



BATHROOM

8' 11" x 8' 3" (2.72m x 2.51m) A fully tiled modern suite with a corner shower cubicle with a Mira electric shower, vanity unit with wash hand basin, low level flush w.c., radiator, extractor fan.



BEDROOM 3

11' 5" x 11' 4" (3.48m x 3.45m) with radiator.



EXTERNALLY

DETACHED GARAGE

16' 0" x 9' 0" (4.88m x 2.74m) with access via an up and over door, concrete flooring and the Grant oil fired central heating boiler, running all domestic systems within the bungalow.



GARDEN

A particular feature of this charming country bungalow is the generous garden area. There lies a pleasant garden area to the front and rear.

To the front lies a lawned garden with a range of ornamental trees and shrubbery, although being low in maintenance. To the rear lies the true beauty of the property, with a level garden area laid to lawn with a large patio area enjoying a fantastic backdrop over the countryside and River Teifi.



PARKING AND DRIVEWAY

A tarmacadam driveway lies to the front with ample parking.

AGENTS COMMENTS

Spacious detached bungalow in a Sought after location

COUNCIL TAX

BAND E

Ceredigion County Council

TENURE AND POSSESSION

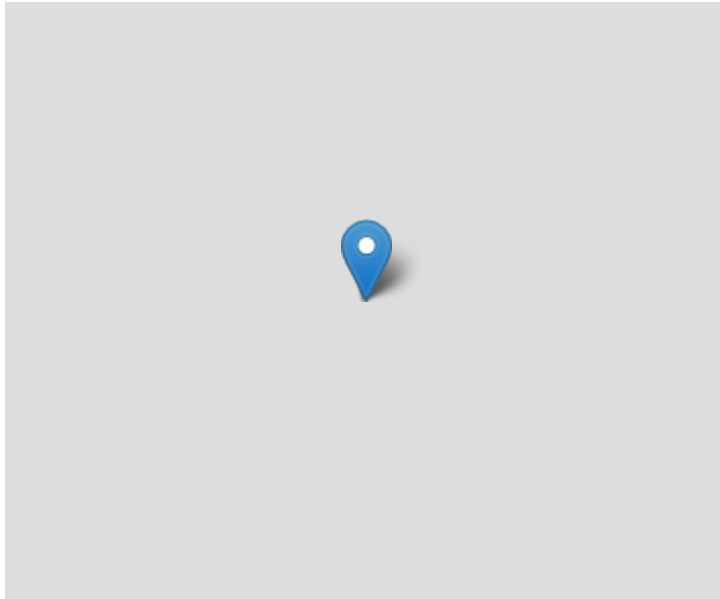
We are informed that the property is FREEHOLD and will be VACANT on completion.

Services

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

Directions

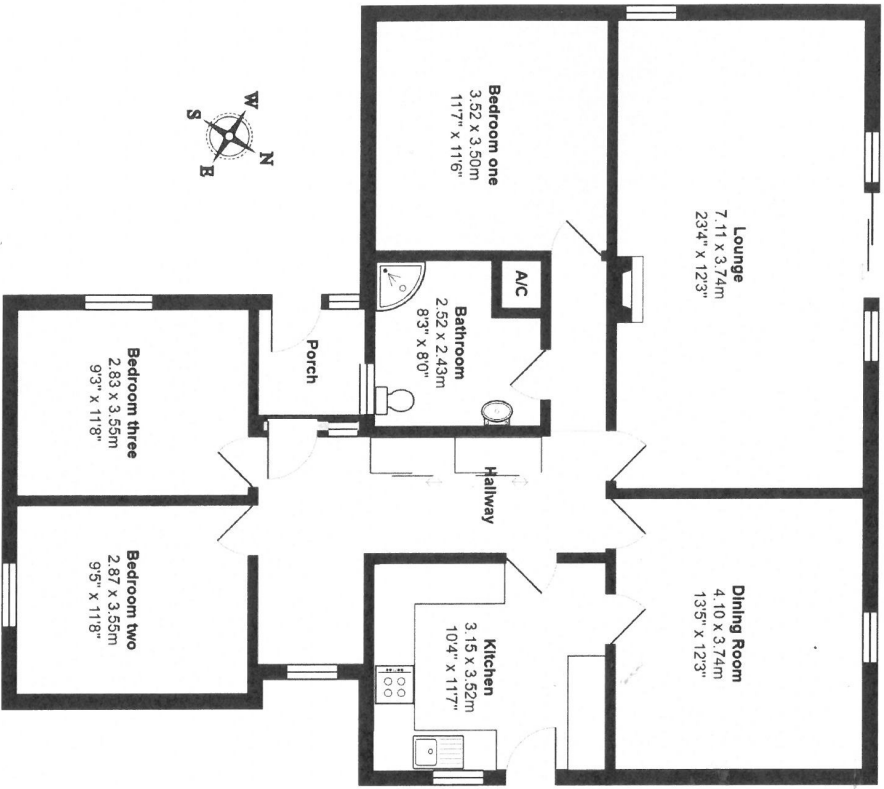
From Lampeter proceed along the B4343 from Cwmann towards Cellan. On entering the Village of Cellan the property will be located on your right hand side as identified by the Agents 'For Sale' board. VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Chandos, Cellan, Lampeter



Total Area: 114.9 m² ... 1236 ft²

All measurements are approximate and for display purposes only