Stunning location. An impressive country property with annexe, mature landscaped gardens. Near Lampeter, West Wales

Frondeg, Cribyn, Lampeter, Ceredigion. SA48 7LZ.

REF: R/2522/LD

£420,000

*** Delightful and charming *** A property with immense country appeal *** Private and pleasant - Yet convenient rural location *** Full of character - Fantastically refurbished accommodation - A must view *** Spacious 3 bedroomed house with attached 1 bedroomed annexe *** Private solar panels, oil fired central heating and UPVC double glazing throughout *** Modern bathrooms and kitchen throughout - No expense spared

*** Detached double garage with ample parking on a tarmacadamed drive *** Fantastically extensive landscaped garden - Well stocked *** Private patio and raised decking - A haven and paradise *** Breathtaking and panoramic views over the Teifi Valley *** Income potential with annexe or to be re-introduced as a large Family home *** Gardener's paradise with mature formal cottage garden with greenhouses *** Totally private - Not overlooked *** Country appeal

*** 4 miles from Lampeter and 8 miles from Aberaeron *** Coast and Country

LOCATION

Pleasant positioned in a rural location just over 4 miles from the University Town of Lampeter and within 8 miles from the Georgian Heritage Coast at Aberaeron. Located at grid reference number 524/525. 1.5 miles equidistant from the Village of Cribyn and Llanwnnen and within easy commuting distance of Aberystwyth, Carmarthen and Cardigan.

GENERAL DESCRIPTION

Frondeg offers potential Purchasers an unique opportunity to acquire a substantial full of character country property enjoying a private and pleasant yet convenient location and within easy reach of the University Ton of Lampeter and the Harbour Town of Aberaeron.

The property has undergone extensive refurbishment in recent years now offering a modern yet period residence with the welcome addition of a 1 bedroomed annexe that offers income potential or to be re-introduced as one large Family home.

The property sits on a plot of around 1.2 acres with mature landscaped gardens throughout with fantastic country views. The property deserves early viewing and currently consists of the following:-

THE MAIN RESIDENCE

FRONT PORCH

With UPVC fully glazed French doors.

LIVING ROOM

23' 7" x 14' 5" (7.19m x 4.39m). With an impressive brick fireplace with a Villager multi fuel stove on a slate hearth, feature beamed ceiling, pine staircase to the first floor accommodation, double aspect windows over the front and side gardens, lockable through door to the annexe.

FIREPLACE IN LIVING ROOM

KITCHEN

14' 4" x 11' 2" (4.37m x 3.40m). A traditional Shaker kitchen with wall and floor units with wood effect laminate work surfaces over, stainless steel 1 1/2 sink and drainer unit, eye level electric oven and integrated microwave, 5 ring LPG hob with extractor hood over, Honed stone flooring, Trifold doors opening onto the front terraced area ideal for those sunny mornings.

UTILITY ROOM

7' 7" x 7' 3" (2.31m x 2.21m). With Shaker style fitted floor units with stainless steel sink with mixer tap, Worcester oil fired boiler running all domestic systems, plumbing and space for automatic washing machine, tumble dryer and dishwasher, UPVC rear stable entrance door to the garden, Honed stone flooring.

PANTRY

Being fully shelved.

FIRST FLOOR

HALF WAY LANDING

To

BATHROOM

A contemporary styled suite comprising of a free standing roll top bath, rectangular pedestal wash hand basin, low level flush w.c., large chrome heated towel rail, wood effect flooring.

FRONT LANDING

Being vaulted with exposed beams.

BEDROOM 2

14' 5" x 6' 0" (4.39m x 1.83m). With radiator, vaulted ceiling with exposed beams and spot lighting, fantastic views over the Teifi Valley.

STUDY/BEDROOM 3

5' 4" x 5' 2" (1.63m x 1.57m). With radiator, vaulted ceiling with exposed beams, spot lighting, enjoying country views.

MASTER SUITE

Comprising of

MASTER BEDROOM

14' 5" x 12' 7" (4.39m x 3.84m). A particular feature being the exposed stone chimney breast with a cast iron Victorian fireplace, fitted wardrobes, radiator, vaulted ceiling with exposed beams.

DRESSING ROOM/WALK THROUGH BEDROOM

14' 9" x 7' 8" (4.50m x 2.34m). With radiator, spot lighting.

EN-SUITE TO MASTER BEDROOM

14' 8" x 11' 2" (4.47m x 3.40m). Not your average en-suite! Here lies a fantastic spacious suite with a roll top bath with antique style mixer tap with shower attachment, double walk-in shower unit, low level flush w.c., pedestal wash hand basin, Velux window, extractor fan, spot lighting, radiator.

THE ATTACHED ANNEXE

Providing:-

ANNEXE HALLWAY

With separate UPVC front entrance door.

ANNEXE SHOWER ROOM

Newly refurbished fully tiled modern suite comprising of a walk-in shower cubicle, low level flush w.c., vanity unit with an oval wash hand basin and mixer tap, Supa Warm wall heater, lockable through door to the main residence.

ANNEXE LIVING AREA

19' 9" x 10' 9" (6.02m x 3.28m). With a modern fitted kitchenette with sink and mixer tap, electric fan oven, 4 ring ceramic hob with extractor hood over, space for under counter fridge, LPG feature coal effect stove, laminate flooring, electric night storage heater.

ANNEXE BEDROOM

10' 8" x 10' 8" (3.25m x 3.25m). With laminate flooring, access to insulated loft space, 5ft patio doors opening onto the side garden area, electric night storage heater.

ANNEXE LOFT

Being thee full length of the annexe and partly floored.

EXTERNALLY

PARKING AND DRIVEWAY

DETACHED GARAGE

18' 0" x 18' 0" (5.49m x 5.49m). With two up and over doors, one of which being electric with the other a possibility, concrete flooring, electricity connected.

SUMMER HOUSE

10' 0" x 8' 0" (3.05m x 2.44m). Of cedarwood construction with a balcony area, all of which enjoying views over the front formal garden area and the Teifi Valley beyond.

WOOD STORE AND STORE SHED

Currently under construction.

PATIO AND RAISED DECKING

A paradise, being totally private, not overlooked, and being the perfect place to sit and relax and enjoy the panoramic views.

WOODLAND AND TERRACED WALKWAY

Located to the side of the property with steps leading to the various terraces and at the peak a delightful seating area that enjoys views over the whole property and the Teifi Valley, the whole enjoying a wild flower garden area, with a fantastic range of shrubbery and flowering plants.

REAR COTTAGE GARDEN

With an outstanding range of shrubbery, plants and herbs. A work in progress and offers a blank canvas to the discerning Owner to be re-utilised as a large patio area or a lawned garden.

GREENHOUSE

10' 0" x 8' 0" (3.05m x 2.44m).

RECENTLY LEVELED GARDEN AREA

Again a blank canvas. Could offer a siting for a holiday lodge or Summer House with electricity and water connection but currently utilised to house flower and vegetable beds, along with a GREENHOUSE, 12' x 8'.

FORMAL GARDEN

Located directly to the front of the property, being laid mostly to lawn, with a well stocked range of flower and shrub borders, and a pergola patio area with Wisteria, all of which offers great potential to the discerning Owner and being a haven for local Wildlife with daily Red Kite sightings.

FRONT FORMAL GARDEN

FRONT OF PROPERTY

VIEW FROM PROPERTY

AGENT'S COMMENTS

A truly delightful property in a stunning location with landscaped gardens. Deserving early viewing.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council and has the following charges. Council Tax Band: 'F'.

Services

We are informed by the current Vendors that the property benefits from privately owned solar panels with an average of £600.00 per annum, private drainage, mains water, mains electricity, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

Directions

From Lampeter take the A475 West to the Village of Llanwnnen. Turn right by the Grannell Hotel onto the B4337 signposted Cribyn. Continue through Capel Y Groes and past the former Fish and Anchor Public House. Bear left, continuing towards Cribyn. Proceed for about 1 mile. A concealed entrance on your right hand side will lead to Frondeg, 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 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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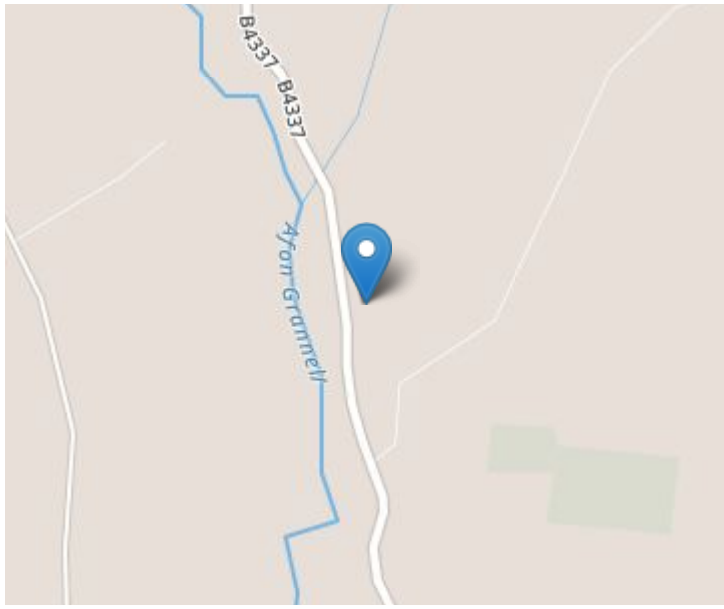

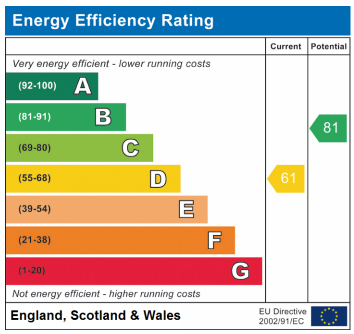

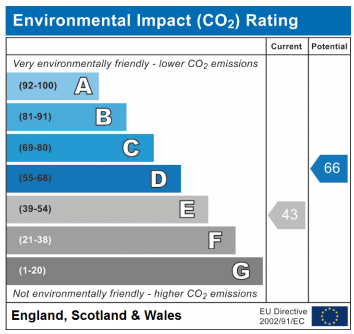

Directions