

*A highly appealing detached country bungalow set in lovely grounds. Close to Lampeter, West Wales*



**Swn Y Nant, Llanwnnen, Lampeter, Ceredigion. SA48 7LG.**

**£345,000**

**REF: R/4346/LD**

\*\*\* A highly appealing and well positioned detached bungalow \*\*\* Well presented 3 double bedroomed accommodation \*\*\* LPG fired central heating and wood effect double glazing \*\*\* Solar Panels \*\*\* A modern recently fitted shower room \*\*\* Fine rural position yet close to the University Town of Lampeter

\*\*\* Gated tarmacadamed driveway with ample parking \*\*\* Detached garage, wood store and garden shed \*\*\* Mature landscaped gardens laid to lawn with a raised patio area \*\*\* Peaceful rural setting \*\*\* A short drive to the Cardigan Bay Coast \*\*\* A country property deserving early viewing



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## LOCATION

Superbly positioned in attractive no near Neighbour location and located 500 yards off the B4337 Llanwnnen to Cribyn roadway. The property lies approximately 3 miles from the University Town of Lampeter which offers an excellent range of everyday facilities, including Supermarkets, Primary and Secondary Schooling, University of Wales Trinity Saint David Campus and a good range of High Street Shops and Businesses. The property is also convenient, being only a 20 minute drive from the Ceredigion Heritage Coastline at Aberaeron, renowned for its sandy beaches and secluded coves.

## GENERAL DESCRIPTION

A highly appealing and sought after detached country bungalow set in a peaceful rural location. The property offers spacious 3 double bed roomed accommodation along with LPG fired central heating, double glazing and a recently refurbished shower room.

Externally it enjoys a generous plot with landscaped gardens with a large patio and lawned areas, being totally private, and newly fenced. To the front of the property lies a gated tarmac driveway with ample parking and a detached garage.

The property suits a range of Buyers and enjoys a stunning rural position.



## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### FRONT PORCH

Accessed via a front entrance door, tiled flooring.

### RECEPTION HALL

With access to an insulated and boarded loft space, radiator.



### CLOAKROOM

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



### PRINCIPLE BEDROOM 1

15' 2" x 11' 7" (4.62m x 3.53m). With double aspect windows, radiator, built-in wardrobe.





## LIVING ROOM

14' 4" x 13' 9" (4.37m x 4.19m). With a feature Red brick open fireplace housing a cast iron multi fuel stove, double aspect windows, radiator.



## BEDROOM 2

11' 3" x 10' 0" (3.43m x 3.05m). With built-in mirrored wardrobes, radiator, fine views over the rear garden.



## SHOWER ROOM

A modern and stylish 3 piece suite having been fully aqua boarded with a walk-in shower cubicle, low level flush w.c., double door vanity unit with wash hand basin, heated towel rail.



## BEDROOM 3

10' 9" x 9' 8" (3.28m x 2.95m). With radiator.



## KITCHEN

11' 8" x 9' 9" (3.56m x 2.97m). A charming oak fitted kitchen

with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, integrated appliances include a dishwasher, fridge/freezer, electric double oven, 4 ring gas hob with extractor hood over, radiator, spot lighting and tiled flooring.



### DINING ROOM

14' 8" x 10' 7" (4.47m x 3.23m). With patio doors opening onto the rear patio area and garden beyond, radiator, tiled flooring.



### UTILITY ROOM

8' 8" x 6' 9" (2.64m x 2.06m). With fitted floor units with work surfaces over, stainless steel sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, Ideal LPG central heating boiler running all domestic systems within the property, radiator, large and useful cloak cupboard, tiled flooring.



### EXTERNALLY

### DETACHED GARAGE

21' 6" x 9' 4" (6.55m x 2.84m). With an up and over door, electricity connected.



### WOOD STORE

### GARDEN SHED





## GARDEN

To the rear of the property lies a mature landscaped garden area. The garden boasts a large number of ornamental trees, shrubbery and especially the monkey puzzle tree.



## PATIO AREA

Directly to the rear of the property lies a raised patio area with steps leading onto level lawned areas that sweeps round to either side. It offers privacy, seclusion and not being overlooked. Whilst being developed and landscaped it offers a blank canvas for any discerning Owner.



## SOLAR PANELS

Please note the property benefits from having 12 solar panels located on 3 aspects of the roof.

## PARKING AND DRIVEWAY



A gated tarmacaded driveway with ample parking.

## FRONT ELEVATION



## AGENT'S COMMENTS

A highly appealing detached bungalow in a sought after rural location.

## TENURE AND POSSESSION

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

## COUNCIL TAX

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

## **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 water, mains electricity, private drainage, LPG fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider. Solar Panels.





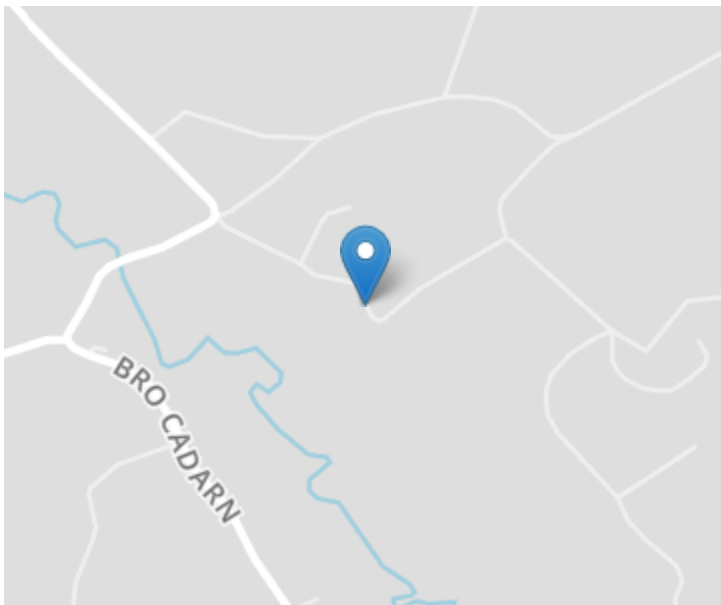
## Directions

From Lampeter take the A485 road to Llanwnnen. Turn right at the mini roundabout onto the B4337 Cribyn road. Continue on this road and over the bridge and the former Fish and Anchor Public House will be on your right hand side. Take the right hand turning beside the Public House and continue on this lane for a further 500 yards. Swn Y Nant will be located on your left 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>66</b>
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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