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RICS



Since 1989

A well positioned, highly appealing 5 bedroomed detached country bungalow, Cribyn, Nr Lampeter, West Wales



Dolgerdd, Cribyn, Lampeter, Ceredigion. SA48 7NG.

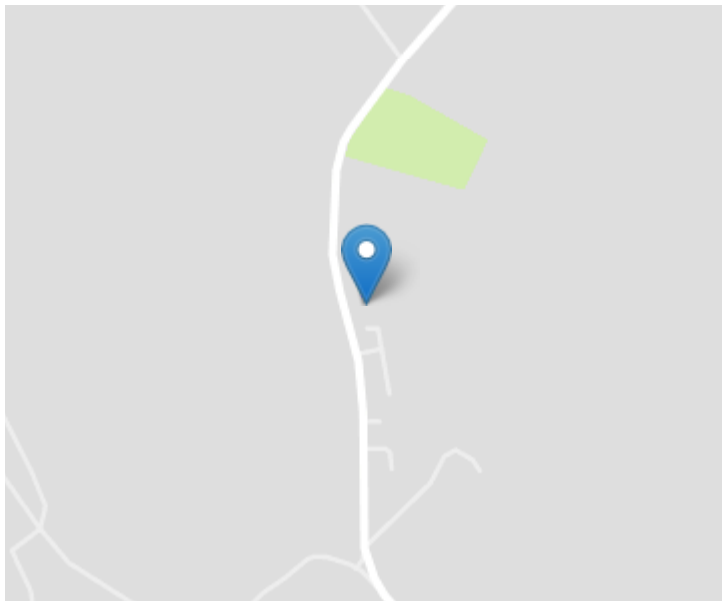
R/3604/LD

£415,000

*** A well positioned highly appealing country bungalow *** Prepare to be impressed *** Delightful semi rural position - Edge of popular Village *** Well presented 5 bedroomed detached bungalow

*** Extensive plot of around 0.5 of an acre *** Well maintained gardens/grounds *** Useful and versatile garage/stable block - potential annexe (s.t.c.) *** Peaceful stream boundary backing onto open fields *** Private rear patio with greenhouse and polytunnel *** Large gated tarmac driveway with ample parking

*** Convenient to both Lampeter, Aberaeron and the Cardigan Bay Coast *** Equidistant to the larger Towns of Aberystwyth and Carmarthen *** Viewing highly recommended - Contact us today to view
*** The perfect family home



LOCATION

Cribyn is located on the B4338 road between temple Bar and Llanwnnen and is set amongst delightful countryside just 5 miles from the University town of Lampeter in the Teifi Valley and 7 miles from the Georgian Coastal and Harbour town of Aberaeron. The property commands an edge of village location with fine country views.

GENERAL DESCRIPTION



Dolgerdd is a highly appealing, well presented detached country bungalow set within its own 0.5 of an acre with well kept and maintained gardens.

Internally the property offers spacious 5 bedroomed accommodation with 2 bathrooms and generous family living area.

Externally it sits within generous and extensive grounds with well kept gardens, extensive driveway and useful stable block with potential for conversion (s.t.c.). The property now offers the following:—

RECEPTION HALL

With access via UPVC double glazed front entrance door with glazed side panels.



KITCHEN/DINER

23' 8" x 15' 5" (7.21m x 4.70m) Pine fitted kitchen with a range of wall and floor units with granite effect worktops. 1.5 bowl sink and drainer unit with mixer tap, built in electric double oven and ceramic hob with extractor hood over integrated fridge/freezer and dishwasher, breakfast bar, double aspect windows to front and rear gardens. telephone point.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



UTILITY ROOM

10' 4" x 7' 4" (3.15m x 2.24m) with fitted range of wall and floor units with work surfaces over, single sink and drainer unit with mixer tap, plumbing and space for washing machine, Worcester oil fired central heating boiler and large coat cupboard.



REAR HALLWAY

With double glazed entrance door to garden.

W.C.

With low level flush w.c. and pedestal wash hand basin, tiled flooring.

BEDROOM 1 (GUEST ROOM)

11' 4" x 13' 4" (3.45m x 4.06m) with double aspect windows to the side and rear, vanity unit with wash hand basin and mixer tap, fitted wardrobe with curtain.



LIVING ROOM

20' 10" x 13' 4" (6.35m x 4.06m) with designer fireplace with exposed chimney breast currently housing a Dimplex Real Flame effect fire, T.V. point, radiator, double glazed patio doors opening onto the rear garden area, radiator.



INNER HALL

With two radiators.

SHOWER ROOM

A stylish suite comprising a corner shower cubicle, low level flush w.c., pedestal wash hand basin with mixer tap, tiled walls and floor, heated towel rail and extractor fan.



BATHROOM

Comprising panelled bath, vanity unit with wash hand basin, full tiled walls and floor, radiator.



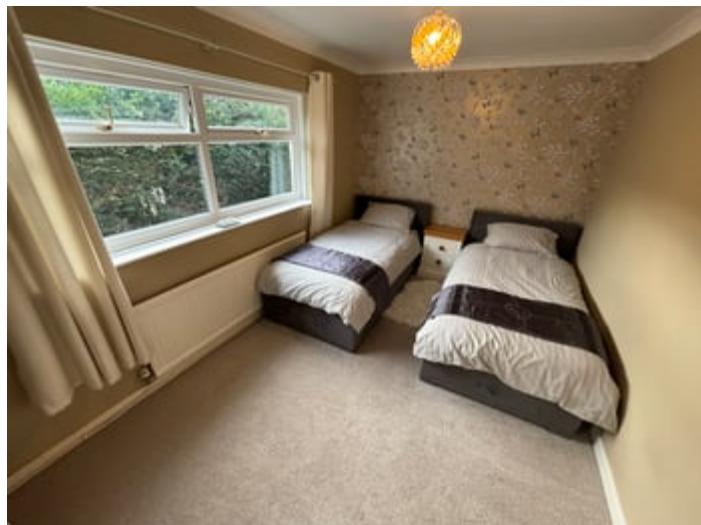
REAR BEDROOM 2 (PRINCIPAL)

14' 9" x 11' 4" (4.50m x 3.45m) with UPVC patio doors opening on the rear patio area, radiator.



REAR BEDROOM 3

14' 4" x 9' 1" (4.37m x 2.77m) with radiator.



FRONT BEDROOM 4

12' 4" x 9' 0" (3.76m x 2.74m) with radiator



FRONT BEDROOM 5

9' 0" x 8' 4" (2.74m x 2.54m) with radiator. Potential office space.



EXTERNALLY

GARAGE/STABLE BLOCK

Potential for conversion into annex/holiday let, or extended to be 3 garages (s.t.c.)



STABLE 1

10' 7" x 16' 3" (3.23m x 4.95m) with overhead storage. Stable door.

STABLE 2

10' 8" x 16' 3" (3.25m x 4.95m) with overhead storage Stable door.



GARAGE/WORKSHOP

19' 4" x 12' 3" (5.89m x 3.73m) with electric roller shutter doors, inspection pit, storage over.



PLEASE NOTE

All of the above have electricity connected.

POLYTUNNEL

2' 0" x 16' 0" (0.61m x 4.88m) Located to the rear of the garage/stable block.



GREENHOUSE

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

GARDEN

Dolgerdd sits within its own 0.5 of an acre of well kept and maintained gardens/grounds. To the front of the property lies a generous level lawned garden area being well kept. To the rear of the garage/stable block lies a delightfully appealing private garden area with range of ornamental shrubbery and trees along with small Apple tree orchard.

The garden enjoys a mature hedge boundary and gently flowing stream. In all, a property that deserves early viewing and provides the perfect country feel.



PATIO AREA



FRONT OF PROPERTY



REAR OF PROPERTY



PARKING AND DRIVEWAY

A large gated tarmacadamed driveway lies to the side of the property giving easy access to the parking area, the garage block and property, with generous turning spaces.



AGENTS COMMENTS

A must view country bungalow set in a delightful location with ample living accommodation.

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

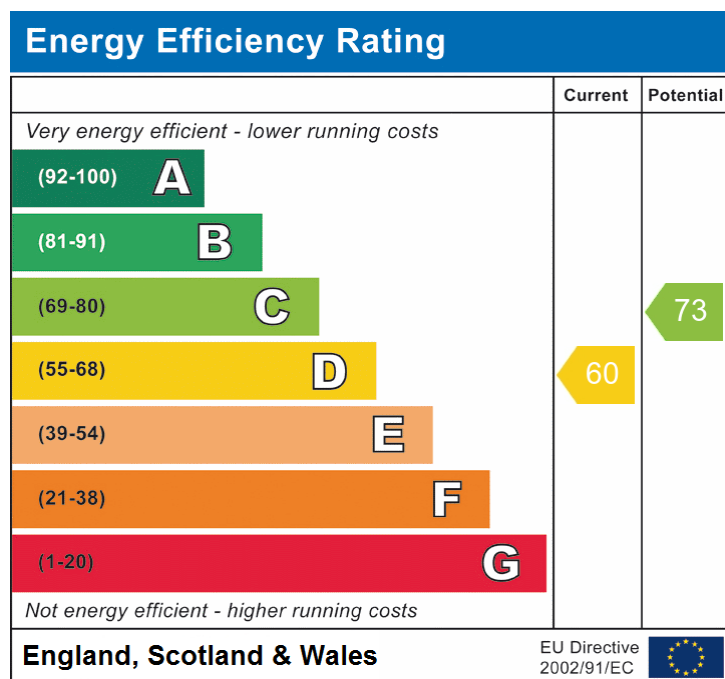
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Directions

From Lampeter take the A482 towards Aberaeron. Continue to Temple Bar crossroads and turn left at the former Temple Bar Public House onto the B4337. Continue for 2 miles into Cribyn. Once reaching the village of Cribyn, take the right hand turn towards Dihewyd and the bungalow will be the second on the left hand side as identified by the agents 'For Sale' Board.

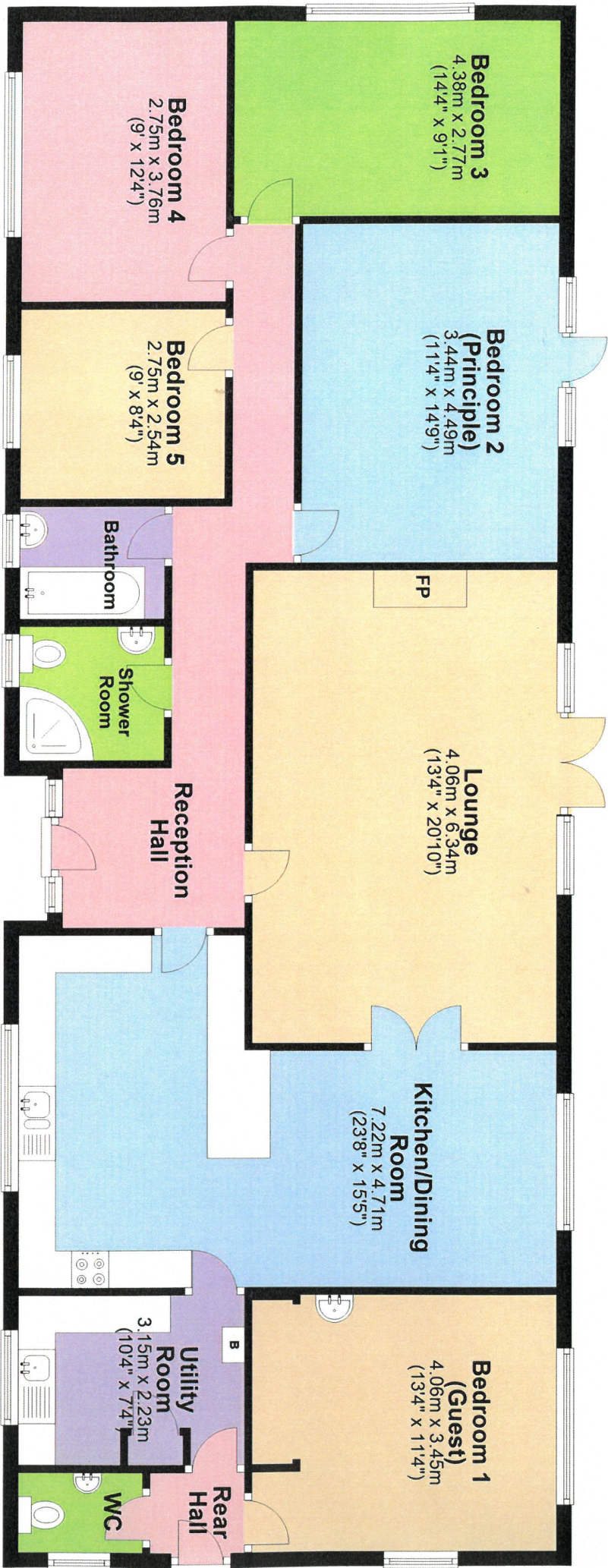
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Ground Floor

Approx. 147.2 sq. metres (1584.0 sq. feet)



Total area: approx. 147.2 sq. metres (1584.0 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Ground Floor

Approx. 55.1 sq. metres (593.3 sq. feet)



Total area: approx. 55.1 sq. metres (593.3 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Stables / Garage / Stable 1 / Stable 2

Ground Floor

Approx. 55.1 sq. metres (593.3 sq. feet)

