

Breath taking views. A delightful and well positioned 2 bedroomed detached country bungalow set in large grounds. Pretty Hamlet of Llanwenog, near Llanybydder, West Wales



Lejieshi, Llanwenog, Llanybydder, Ceredigion. SA40 9UU.

£275,000

REF: R/4395/LD

*** No onward chain *** Beautifully positioned with far reaching views over the Teifi Valley *** Traditional 2 bedroomed detached country bungalow *** In need of general modernisation and updating *** Oil fired central heating and double glazing

*** Positioned on an extensive plot with large lawned gardens *** Gated gravelled driveway with ample parking *** Attached garage with electric up and over door *** Lovely well kept mature gardens *** Garden shed

*** Picturesque Hamlet location - Llanwenog, Teifi Valley *** Close to the Market Towns of Llanybydder and Lampeter and the renowned Cardigan Bay Coast *** A country bungalow deserving early viewing and has a lot to offer *** Early viewing recommended - Contact us today to view



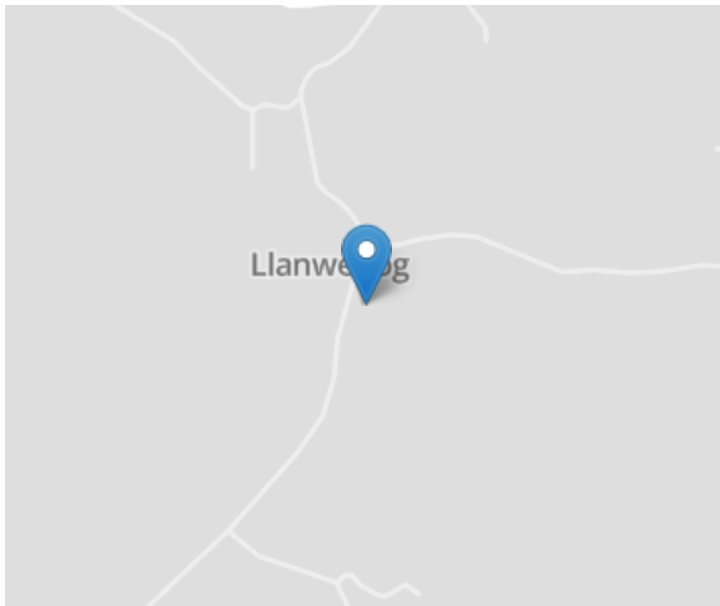
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LOCATION

The property is located in the quiet Hamlet of Llanwenog in an elevated position overlooking the Teifi Valley. The property is located 2 miles from the Market Town of Llanybydder providing a wide range of Village amenities, some 5 miles distant from the University Town of Lampeter and within easy travelling distance to the Ceredigion Heritage Coastline.

GENERAL DESCRIPTION



The property is a traditionally built 2 bedroomed detached bungalow set in the quiet Hamlet of Llanwenog overlooking the Teifi Valley. The property benefits from having a private driveway and a large garden surrounding the property. It benefits from oil fired central heating and UPVC double glazing throughout.

Externally it is situated within a private location with a large lawned garden and a gravelled driveway.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH

Accessed via a timber front entrance door.

RECEPTION HALLWAY

With radiator.

LIVING ROOM

18' 4" x 13' 6" (5.59m x 4.11m). With an open fireplace surround, wall light fittings and a large UPVC front window.



LIVING ROOM (SECOND IMAGE)



BEDROOM 1

16' 5" x 9' 9" (5.00m x 2.97m). With exposed ceiling beams, built-in wardrobes, two radiators.



KITCHEN

24' 6" x 10' 4" (7.47m x 3.15m). A timber farmhouse style kitchen being fully equipped with an electric cooker and gas hobs over, 1 1/2 sink and drainer unit. Integrated fridge, radiator.



KITCHEN (SECOND IMAGE)



CONSERVATORY

12' 6" x 9' 1" (3.81m x 2.77m). Of UPVC construction, radiator.



UTILITY ROOM

13' 9" x 7' 8" (4.19m x 2.34m). With floor and wall units with worktops over, 1 1/2 stainless steel sink, plumbing and space for an automatic washing machine. Worcester oil fired central heating boiler, radiator, UPVC half glazed rear entrance door.



INNER HALLWAY

With radiator.

FAMILY BATHROOM

10' 6" x 6' 7" (3.20m x 2.01m). Having a three piece suite incorporating a corner shower cubicle, enclosed low level flush w.c., vanity wash hand basin unit with a range of cupboards, heated towel rail, radiator, Velux window.



BEDROOM 2

13' 8" x 8' 5" (4.17m x 2.57m). With built-in wardrobe, radiator.



EXTERNALLY

GARAGE

20' 0" x 11' 6" (6.10m x 3.51m). With an electric front garage door and a timber rear entrance door.



GARDEN SHED

Constructed of block elevations under a corrugated roof.

GARDEN

A large flowing lawned garden surrounding the dwelling being private and not overlooked with countryside views, range of mature shrubs and an orchard area, patio area to the rear of the property.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



ORCHARD



TIMBER BUILT SUMMERHOUSE



PARKING AND DRIVEWAY

A gravelled driveway to the front of the property with ample parking.



FRONT OF PROPERTY



REAR OF PROPERTY



REAR OF PROPERTY (SECOND IMAGE)



AGENT'S COMMENTS

A delightful and well positioned 2 bedroomed detached country bungalow set in large grounds with breath taking views.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

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

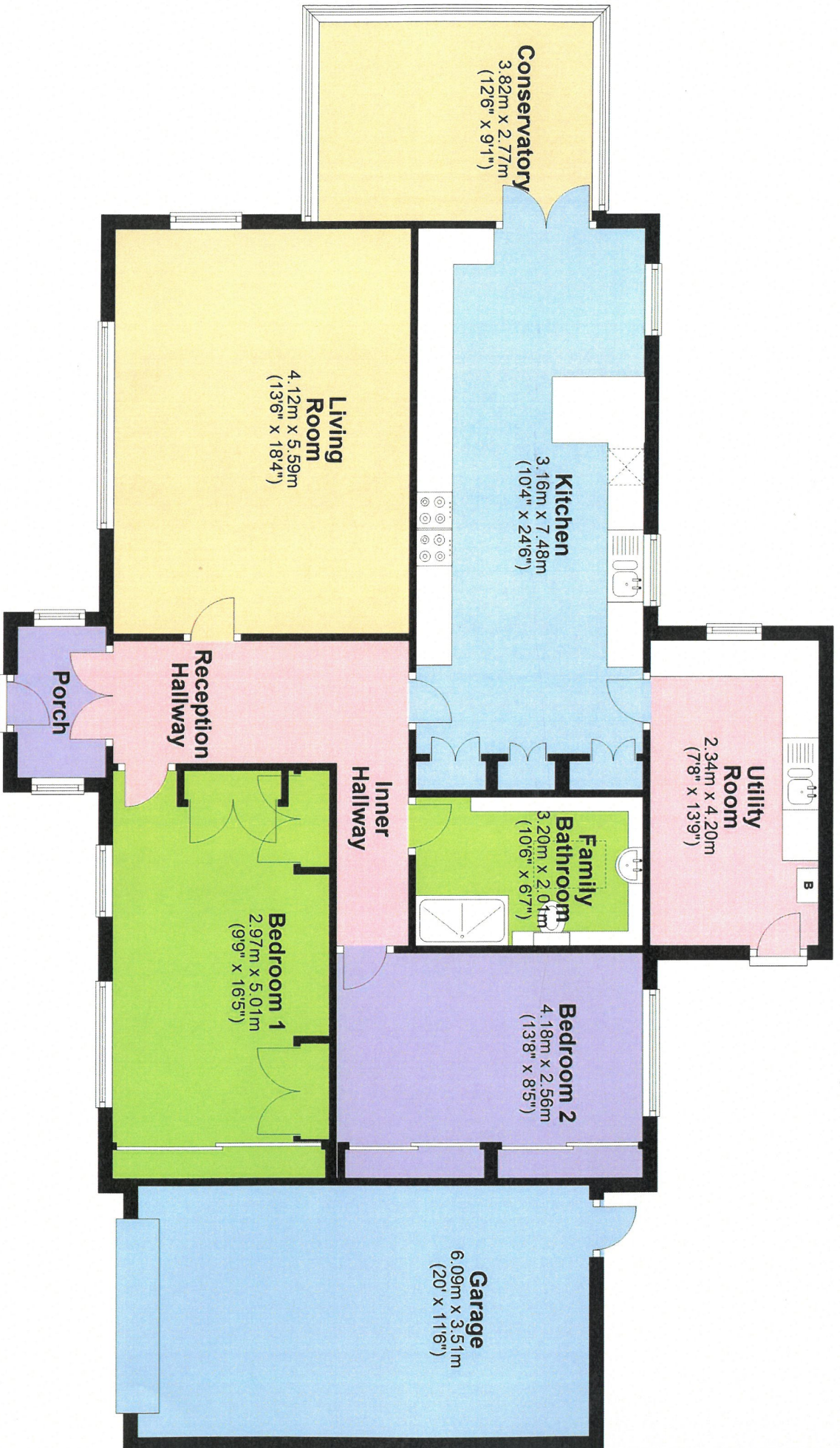
MONEY LAUNDERING REGULATIONS

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.

Ground Floor



Total area: approx. 143.9 sq. metres (1548.9 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.


Directions

From Lampeter take the A475 road towards Newcastle Emlyn. Continue through the Villages of Llanwnnen and Drefach. Continue up the hill for approximately half a mile taking a left hand turning signposted Llanwenog. Continue on this road passing the Church on your left hand side. Continue for a further 500 yards and the entrance to Lejieshi will be 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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also 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+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

For further information or to arrange a viewing on this beautiful property, contact us:

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