

Superb views. An imposing and handsome 3/4 bedroomed country residence. Edge of Lampeter, West Wales



Angorfa, Llanwnnen Road, Lampeter, Ceredigion. SA48 7JP.

£399,000

REF: R/4414/LD

*** Superb Country and Valley views *** An imposing and handsome country residence *** Sought after edge of Town location *** Spacious Family friendly 3/4 bedroomed accommodation *** An elevated plot with a sweeping tarmacadamed driveway *** Modern and stylish kitchen and bathroom suites *** Oil fired central heating, triple glazing and good Fibre Broadband connection

*** Recently terraced and landscaped walled gardens with level lawned areas *** Raised vegetable beds and patio area *** Breath taking vista points *** Garden shed and workshop - Potential for home working

*** Convenient location - 1 mile from the University Town of Lampeter, 5 miles from the Market Town of Llanybydder and a 20 minute drive to the renowned Cardigan Bay Coast *** A Family home in a fantastic location with mesmerising views *** Contact us today to view *** No onward chain



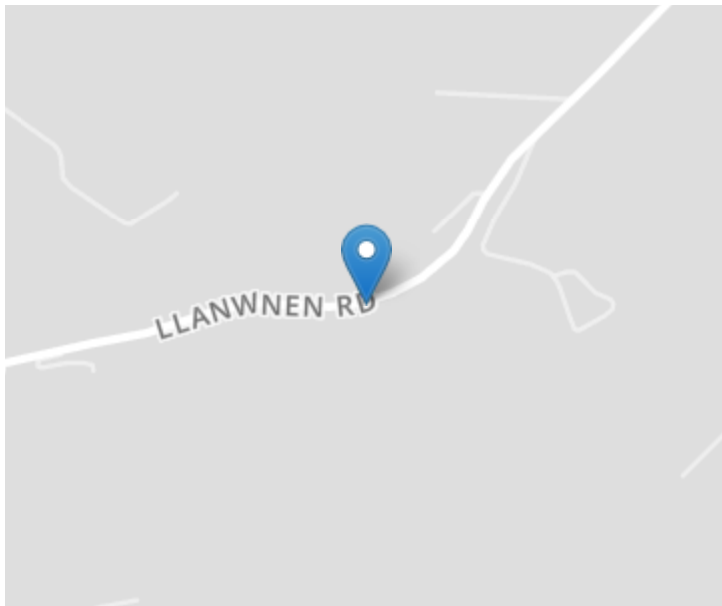
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LOCATION

Lying just a mile from the renowned University Town of Lampeter, a strategic Town positioned in the heart of the West Wales countryside. The Town itself offers an impressive range of shopping and leisure facilities along with junior and secondary schooling and the University of Wales Trinity Saint David Campus. The Cardigan Bay Coast at Aberaeron is within 12 miles and the County Town of Carmarthen is approximately 20 miles, to the South.

GENERAL DESCRIPTION

An imposing and superior country residence enjoying an elevated position with far reaching views over the surrounding countryside and the Teifi Valley. The property consists of 3/4 bed roomed accommodation being modern and stylish and providing the perfect Family home. It enjoys the benefit of oil fired central heating, double glazing and Fibre Broadband connectivity.

The plot is spacious and recently terraced and landscaped with level lawned areas, raised vegetable beds and a useful garden shed and workshop which could offer home working, studio space, etc.

In all a highly desirable property in a sought after locality with amazing views.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

ENTRANCE HALL

Accessed via a solid front entrance door, Red quarry tiled flooring, understairs storage cupboard.

RECEPTION HALL

With Red quarry tiled flooring, staircase to the first floor accommodation, radiator.



SITTING ROOM/POTENTIAL BEDROOM 4

13' 10" x 9' 9" (4.22m x 2.97m). With a feature open fireplace, radiator, laminated flooring.



LIVING ROOM

15' 11" x 13' 11" (4.85m x 4.24m). With an attractive and enclosed feature fireplace with a cast iron wood burning stove with a feature oak beamed over and a raised quarry tiled hearth, two radiators, French double glazed doors opening onto a lovely patio area enjoying a fantastic vista point over the surrounding countryside and Teifi Valley.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



KITCHEN/DINER

20' 11" x 16' 3" (6.38m x 4.95m). Being 'L' shaped with a modern range of fitted wall and floor units with timber work surfaces over, double bowl sink and drainer unit with mixer tap, fitted electric cooker range incorporating a double oven and grill with ceramic hob, built in dishwasher, radiator, rear entrance door, spot lighting.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)

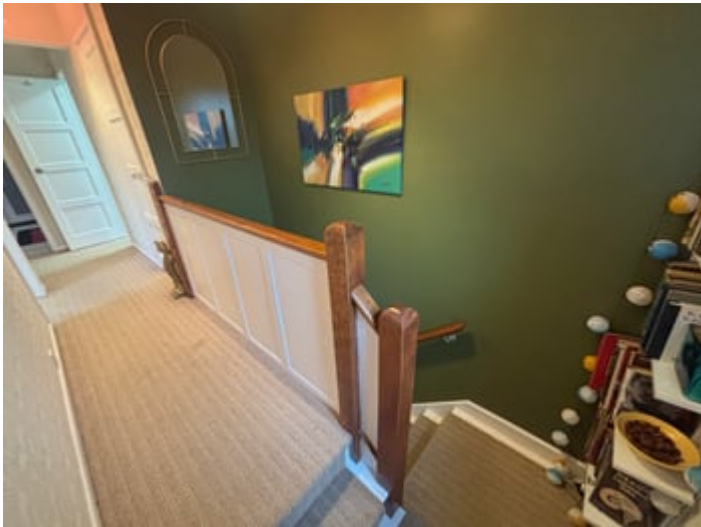


WALK-IN PANTRY**UTILITY ROOM**

With plumbing and space for washing machine and space for upright fridge/freezer.

**FIRST FLOOR****LANDING**

With built-in airing cupboard.

**PRINCIPAL BEDROOM 1**

14' 1" x 13' 11" (4.29m x 4.24m). With triple aspect windows which includes Bespoke two corner windows, timber flooring, radiator.

**BEDROOM 1 (SECOND IMAGE)**

EN-SUITE SHOWER ROOM

A stylish and luxury suite comprising of a walk-in shower cubicle with a drying area, low level flush w.c., wall mounted circular bowl sink with mixer tap and timber shelving, heated towel rail, tiled flooring, feature brick glass walling for extra light.



BEDROOM 2

13' 11" x 9' 8" (4.24m x 2.95m). With windows to the front enjoying fantastic views over the Teifi Valley, radiator.



BEDROOM 2 (SECOND IMAGE)



VIEW FROM BEDROOM 2



BEDROOM 3

12' 0" x 8' 11" (3.66m x 2.72m). With radiator, tongue and groove panelled walls, double aspect windows over the rear garden.



FAMILY BATHROOM

Having a modern 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin with mixer tap, heated towel rail.



EXTERNALLY

OUTSIDE W.C.

Being recently refurbished with a low level flush w.c., wash hand basin, electric wall heater.



GARDEN SHED

10' 0" x 12' 0" (3.05m x 3.66m). With electricity connected.



WORKSHOP

20' 0" x 10' 0" (6.10m x 3.05m). With electricity connected.

Both of these outbuildings offers potential for home working, studio, craft room, etc.



GARDEN

A particular feature of this handsome country property is its recently landscaped and terraced garden area. The garden has been a labour of love to the current Owner and within the last few years it has been developed further providing level lawned areas with raised vegetable and fruit beds and a patio area that provides magnificent views over the surrounding Teifi Valley.

FRONT GARDEN



GARDEN - SUMMER SEASON (FIRST IMAGE)



GARDEN - SUMMER SEASON (SECOND IMAGE)



GARDEN - SUMMER SEASON (THIRD IMAGE)



GARDEN - AUTUMN SEASON (FIRST IMAGE)



GARDEN - AUTUMN SEASON (SECOND IMAGE)



GARDEN - AUTUMN SEASON (THIRD IMAGE)



GARDEN - AUTUMN SEASON (FOURTH IMAGE)**LOG STORE****GREENHOUSE****FURTHER BIN STORE AND LOG STORE****PARKING AND DRIVEWAY**

A sweeping tarmacadamed driveway that leads onto a gated area with ample parking and turning space. A further gravelled area is also available.

**FRONT OF PROPERTY****REAR OF PROPERTY****VIEW FROM PROPERTY****AERIAL VIEW OF PROPERTY**

AGENT'S COMMENTS

A delightful and highly appealing opportunity. A country property that is convenient to Town living.

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'.

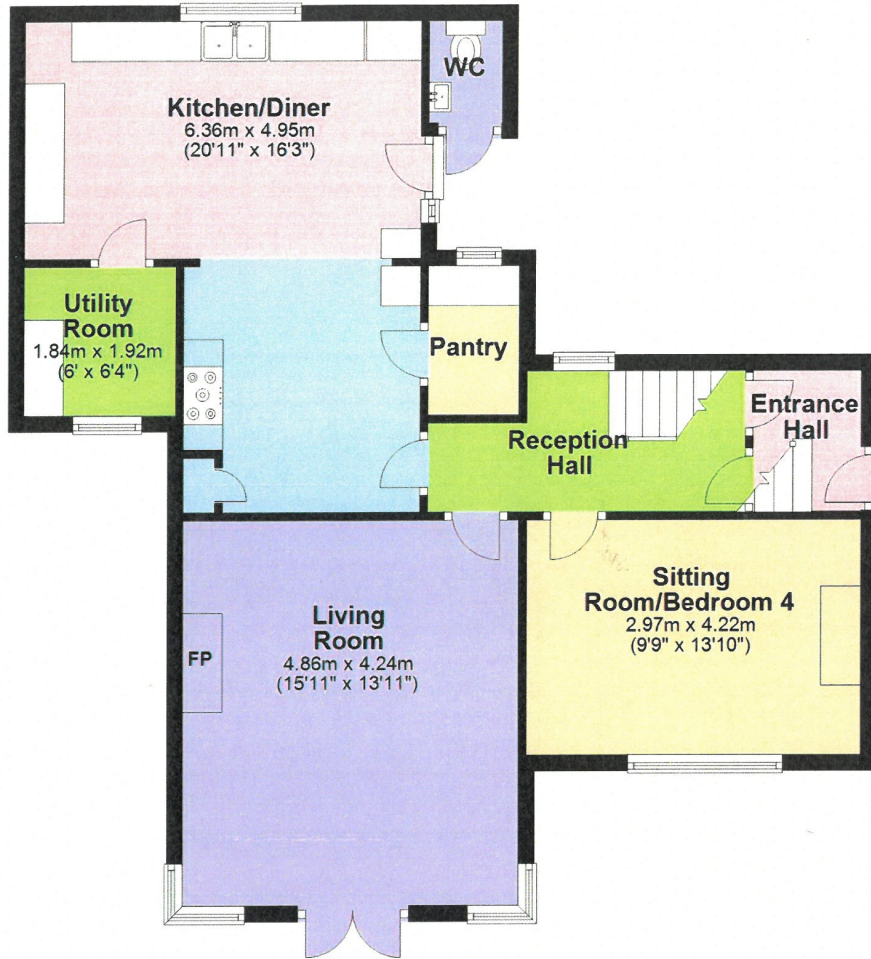
MONEY LAUNDERING REGULATIONS

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, private drainage, oil fired central heating, UPVC double glazing, the front windows being triple glazed, telephone subject to B.T. transfer regulations, Fibre Broadband subject to confirmation by your Provider.

Ground Floor



First Floor



Total area: approx. 132.0 sq. metres (1420.3 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.

Angorfa, Llanwnnen Road, Lampeter


Directions

From Lampeter take the main A475 Newcastle Emlyn road and continue for approximately 0.7 of a mile. 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

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		76
(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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