

*A highly desirable detached bungalow offering 4 bedroomed, 3 bathroomed accommodation, pleasant and private garden, garage and parking. Cribyn, near Lampeter, West Wales*



Morland, 10 Cwrt Maesmynach, Cribyn, Lampeter, Ceredigion. SA48 7AD.

**£285,000**

**REF: R/4259/LD**

\*\*\* A highly desirable detached bungalow \*\*\* 4 bedroomed, 3 bathroomed accommodation \*\*\* Sought after residential cul-de-sac \*\*\* Prepare to be impressed - Deceptively spacious \*\*\* Well suited as a Family home or for retirement living \*\*\* Triple glazing, air source central heating and privately owned solar panels

\*\*\* Detached garage with electric roller shutter door \*\*\* Private lawned rear garden with pergola and separate BBQ area \*\*\* Tarmacadamed driveway with ample parking and lawned areas to either side

\*\*\* A pleasantly and easily maintained property \*\*\* Viewings are highly recommended - Contact us today to view \*\*\* 10 minute drive to Lampeter and a 15 minute drive to the Cardigan Bay Coast



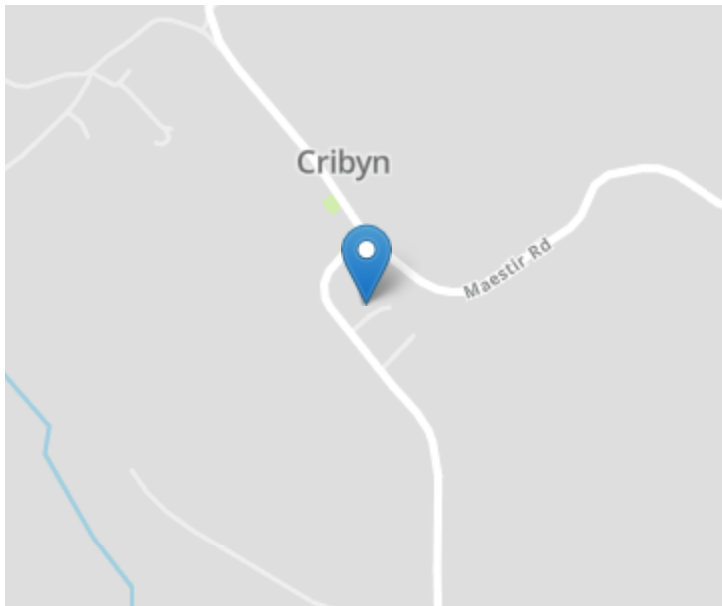
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## LOCATION

Conveniently positioned within the small cul-de-sac development on the fringes of the rural Village Community of Cribyn which lies within a 10 minute drive to the Teifi Valley University Town of Lampeter with a wide range of shopping and schooling facilities and only a 15 minute drive to the Cardigan Bay Coast at the Georgian and Harbour Town of Aberaeron.

## GENERAL DESCRIPTION

A deceptive and well presented 4 bedroomed, 3 bathroomed detached bungalow situated within a select residential cul-de-sac. The property offers the perfect Family home or for retirement living with two storied accommodation. It benefits from privately owned solar panels, air source heating and triple glazing.

The property enjoys a pleasant position, having a private garden, detached garage with electric roller shutter door, ample parking and being close to both Lampeter and Aberaeron.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### ENTRANCE HALLWAY

14' 11" x 14' 8" (4.55m x 4.47m). With new composite half glazed entrance door with matching side panel, tiled floor, radiator.

## STUDY

9' 8" x 9' 8" (2.95m x 2.95m). With laminate flooring, radiator, front aspect window.



### FRONT SITTING ROOM/GROUND FLOOR BEDROOM 4

9' 8" x 9' 8" (2.95m x 2.95m). With laminate flooring, radiator, front aspect window.



### REAR KITCHEN/DINING ROOM

20' 4" x 9' 7" (6.20m x 2.92m) overall. A newly fitted Wren Powder Blue kitchen with a range of wall and floor units with Quartz worktop and splashback, deep ceramic sink with flexi mixer tap, Bosch integrated microwave oven, AEG induction hob with extractor hood over, various pan drawers, picture window overlooking the garden, newly fitted UPVC stable style side entrance door.





**REAR KITCHEN/DINING ROOM (SECOND IMAGE)**



**REAR KITCHEN/DINING ROOM (THIRD IMAGE)**



**LIVING ROOM**

17' 5" x 15' 1" (5.31m x 4.60m). With good quality engineered Oak flooring, ornamental Victorian style fireplace with hardwood surround, two double panelled radiators, understairs storage cupboard, 8ft patio doors leading to the Conservatory.



**REAR CONSERVATORY**

11' 5" x 9' 7" (3.48m x 2.92m). In UPVC double glazing with tiled flooring, double panelled radiator, French doors to the garden.



**REAR HALLWAY**

With tiled flooring, radiator, side exterior door.

**MASTER BEDROOM 1**

20' 1" x 9' 8" (6.12m x 2.95m). With laminate flooring, double aspect windows, vertical blinds, radiator.





### GROUND FLOOR SHOWER ROOM

9' 9" x 6' 2" (2.97m x 1.88m). With tiled flooring, low level flush w.c., pedestal wash hand basin, corner shower cubicle, double panelled radiator. plumbing and space for automatic washing machine and tumble dryer.



### FIRST FLOOR

### CENTRAL GALLERIED LANDING

Approached via a Dog leg staircase from the Lounge, radiator. Velux roof window.



### DOUBLE BEDROOM 2

19' 5" x 11' 5" (5.92m x 3.48m). With Velux roof window, fitted cupboards, radiator.



### EN-SUITE SHOWER ROOM TO BEDROOM 2

7' 5" x 7' 2" (2.26m x 2.18m). With tiled walls, radiator, low level flush w.c., pedestal wash hand basin, corner shower cubicle, Velux roof window.



### DOUBLE BEDROOM 3

19' 5" x 9' 7" (5.92m x 2.92m) plus alcove. With built-in airing cupboard, access to undereaves cupboard, radiator, Velux roof window.





### EN-SUITE SHOWER ROOM TO BEDROOM 3

7' 5" x 7' 2" (2.26m x 2.18m). With tiled walls, radiator, low level flush w.c., pedestal wash hand basin, corner shower cubicle, radiator, Velux roof window.



### EXTERNALLY

#### DETACHED SINGLE GARAGE

With electric roller shutter door.



### FRONT GARDEN

Large front forecourt with an abundance of shrubs and ornamental trees.



### REAR GARDEN

The property enjoys a easily maintained garden area, being private and well stocked, newly fenced, having various pergolas and outdoor seating and entertaining areas.



### GARDEN (SECOND IMAGE)





**GARDEN (THIRD IMAGE)****PERGOLA****PARKING AND DRIVEWAY**

A tarmacadamed driveway with parking to the front of the property and a CAR PORT to the side that leads onto the rear garden.

**FRONT OF PROPERTY****REAR OF PROPERTY****AGENT'S COMMENTS**

A highly appealing country bungalow in a sought after locality.

**TENURE AND POSSESSION**

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

**COUNCIL TAX**

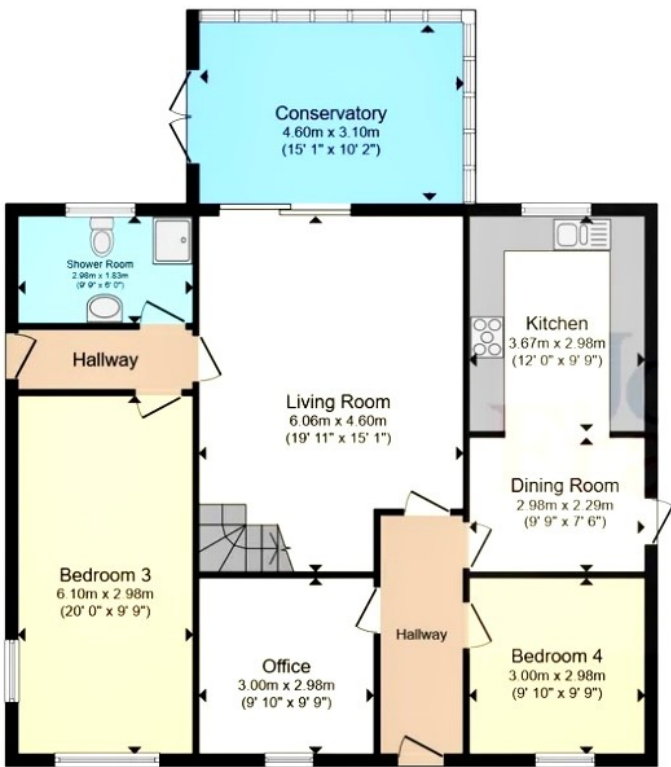
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'E'.

**MONEY LAUNDERING REGULATIONS**

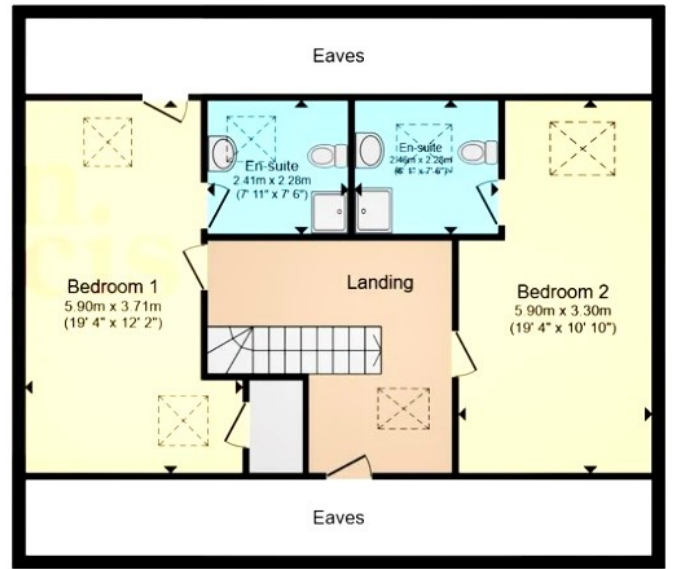
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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, air source central heating, privately owned solar panels, triple glazed windows, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



**Ground Floor**



**First Floor**



# MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway.

**Heating Sources:** Air Source Heat Pump.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

## Construction Type

Traditional

**EPC Rating:** C (75)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No


## Directions

Travelling on the main A482 road from Lampeter towards Aberaeron, at the crossroads of Temple Bar turn left onto the B4337 Cribyn road. Follow this road into the village of Cribyn. Drive through the centre of the Village until you will come to a sharp right hand bend which then sweeps around to the left. A little further on you will see the entrance to Cwrt Maesmynach on the left hand side. Drive into the cul-de-sac and you will see the property on the right hand side.

**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>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</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 beautiful property, contact us:

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