

*An executive 4 bedroomed residence in a sought after locality with fine views. Near Llandysul, West Wales*



**The Haven, Panteg Cross, Croeslan, Llandysul, Ceredigion. SA44 4SS.**

**£275,000**

**REF: R/3891/LD**

\*\*\* Modern and stylish \*\*\* Highly sought after executive style residence \*\*\* Superior and spacious 4 bedroomed accommodation \*\*\* Modern kitchen and bathroom \*\*\* Oil fired central heating, double glazing and thermal solar heating \*\*\* Fine views to the rear over the Teifi Valley \*\*\* High end fixtures and fittings throughout \*\*\* High insulative qualities \*\*\* Underfloor heating to the ground floor

\*\*\* Tarmacadamed driveway with ample parking \*\*\* Generous rear lawned garden backing onto open country fields \*\*\* Garden shed \*\*\* Patio area

\*\*\* Only 3 miles from the Teifi Valley Market Town of Llandysul and 5 miles from Newcastle Emlyn \*\*\* A short drive to the Ceredigion Heritage Coastline at New Quay



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## LOCATION

Well situated being only 3 miles from the Teifi Valley Market Town of Llandysul, 5 miles from Newcastle Emlyn, 12 miles from the University Town of Lampeter and 8 miles from the Ceredigion Heritage Coastline at the popular sandy Seaside Village of New Quay. Also convenient to the larger Towns of Cardigan, to the West, Carmarthen, to the South, and Aberystwyth, to the North. The Village of Panteg Cross also benefits from a Village Store and Post Office with convenience at your doorstep.

## GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this executive style residence offering superior and spacious 4 bedroomed accommodation along with ample ground floor living accommodation that provides the perfect home for any Family. The property benefits from oil fired central heating, double glazing and thermal solar heating.

Externally it enjoys a large tarmacadamed driveway with ample parking and to the rear a lawned area that backs onto open country fields.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALLWAY

Accessed via a UPVC front entrance door, staircase to the first floor accommodation, understairs storage space.



## CLOAKROOM

With corner wash hand basin, low level flush w.c.



## LIVING ROOM

16' 5" x 15' 5" (5.00m x 4.70m).





**LIVING ROOM (SECOND IMAGE)****KITCHEN/DINER**

23' 0" x 11' 10" (7.01m x 3.61m). A modern Shaker style fitted kitchen with a fantastic range of wall and floor units with breakfast bar, stainless steel sink unit with side drainer, built-in electric oven and ceramic hob with stainless steel extractor hood over, plumbing for washing machine and dishwasher.

**KITCHEN/DINER (SECOND IMAGE)****KITCHEN/DINER (THIRD IMAGE)****DINING AREA**

With steps leading down to the Sun Room.

**SUN ROOM**

10' 11" x 10' 9" (3.33m x 3.28m). With picture window enjoying views over the rear garden, rear entrance door to the patio area.

**FIRST FLOOR****LANDING**

With built-in storage cupboard, access to the loft space.

## FRONT BEDROOM 1

11' 4" x 9' 8" (3.45m x 2.95m). With radiator.



## FRONT BEDROOM 3

12' 3" x 7' 4" (3.73m x 2.24m). With radiator.



## EN-SUITE SHOWER ROOM

9' 8" x 3' 8" (2.95m x 1.12m). With low level flush w.c., wash hand basin, glazed shower enclosure, heated towel rail, extractor fan.

## REAR BEDROOM 2

10' 3" x 10' 2" (3.12m x 3.10m). With fine views to the rear over open farmland and the Teifi Valley, built-in wardrobes, radiator.



## REAR BEDROOM 4

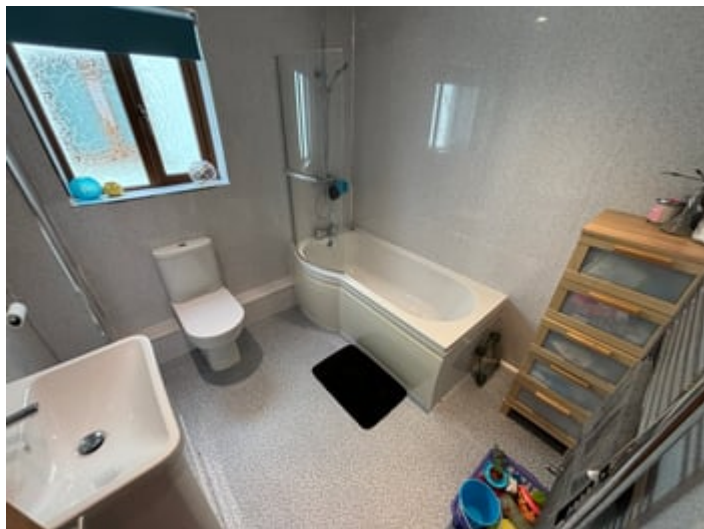
10' 2" x 10' 0" (3.10m x 3.05m). With fine views to the rear over open farmland and the Teifi Valley, built-in wardrobes, radiator.





## FAMILY BATHROOM

8' 0" x 7' 1" (2.44m x 2.16m). A modern bathroom suit comprising of a Pea shaped panelled bath with shower over, low level flush w.c., vanity unit with wash hand basin, heated towel rail, aqua board walling.



## EXTERNALLY

### GARDEN

The property boasts a sizeable rear garden being enclosed and laid to level lawn with fine views to the rear and backing onto open farmland. The garden also benefits from a large patio area and a GARDEN SHED.



## GARDEN (SECOND IMAGE)



### PATIO AREA



### PARKING AND DRIVEWAY

A tarmacadamed driveway to the front of the property with ample parking and turning space.

### FRONT OF PROPERTY



## REAR OF PROPERTY



## VIEWS TO REAR 1



## VIEWS TO REAR 2



## AGENT'S COMMENTS

A fantastic Family home in a sought after locality close to a range of Market Towns.

## 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, oil fired central heating to the first floor, solar panels heating the domestic hot water, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

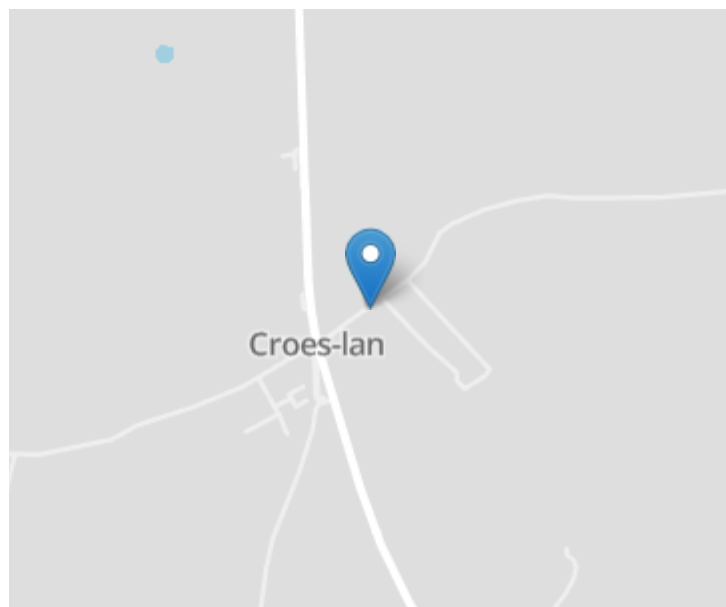
## Directions

From Llandysul take the A486 road North. Continue into the Village of Croeslan turning right at the square. Continue down the road and the property will be located thereafter 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](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
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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