

Regulated by:



Since 1989

A delightfully positioned 3 bedroomed detached bungalow in a select development. Near Lampeter, West Wales



10 Clos Tawela Silian, Lampeter, Ceredigion. SA48 8AJ.

REF: R/3319/LD

£219,950

*** No onward chain *** Delightfully positioned detached country bungalow *** Highly appealing comfortable 3 bedroomed accommodation with air source heating and double glazing *** Select development in a popular semi rural position

*** Low maintenance lawned garden to the front and rear *** Gravelled driveway with useful garden shed (measuring 14' x 10') *** Welcome addition of a conservatory enjoying views of fields to the rear

*** Peaceful picturesque location *** Ideally suiting retirement living or as a Family home *** Contact us today to view

LOCATION

Well situated on Clos Tawela private development within the rural Village of Silian, in semi rural surroundings, yet only 2 miles from the University Town of Lampeter offering a comprehensive range of shopping and schooling facilities, and within a 20 minute drive from the Ceredigion Heritage Coastline.

GENERAL DESCRIPTION

Here we have on offer a comfortable and highly appealing 3 bedroomed detached bungalow situated on a select private cul-de-sac on the edge of the University Town of Lampeter. The property benefits from air source heating and double glazing and enjoys a fine rural aspect to the rear. A property deserving early viewing and currently consists of the following.

RECEPTION HALLWAY

Having access via a UPVC front entrance door, laminate flooring, access to the loft space via a drop down ladder, two built-in storage/utility cupboards, radiator.



BEDROOM 1

13' 2" x 10' 7" (4.01m x 3.23m). With radiator, laminate flooring.



BEDROOM 2

16' 10" x 13' 3" (5.13m x 4.04m). With radiator, laminate flooring.



BEDROOM 3

9' 9" x 7' 9" (2.97m x 2.36m). With radiator, laminate flooring.



BATHROOM

8' 5" x 6' 9" (2.57m x 2.06m). A modern fitted suite with panelled bath having a shower over, low level flush w.c., pedestal wash hand basin, radiator, laminate flooring.



LIVING ROOM

17' 1" x 14' 5" (5.21m x 1.35m). With patio doors opening onto the side of the property, radiator, laminate flooring, feature fireplace with electric fire (not tested).



LIVING ROOM (SECOND IMAGE)



KITCHEN/DINER

11' 7" x 9' 6" (3.53m x 2.90m). A fully fitted kitchen with a range of wall and floor units with work surfaces over, Beko oven, 4 ring electric hob with extractor hood over, stainless steel sink and drainer unit with mixer tap, plumbing and space for automatic washing machine, radiator, laminate flooring.



CONSERVATORY

9' 5" x 9' 5" (2.87m x 2.87m). Of UPVC construction, spot lighting, door opening onto the garden area.



EXTERNALLY

GARDEN

The property stands within its own sizeable garden with attractive level lawns to the front and rear. Currently a blank canvas with great potential.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



FRONT GARDEN



GARDEN SHED

14' 0" x 10' 0" (4.27m x 3.05m).



PARKING AND DRIVEWAY

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



VIEWS TO THE REAR

Delightful views to the rear over open farmland.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A delightfully positioned country bungalow offering 3 bedroomed accommodation.

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 property - 'D'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, double glazing, air source heating with radiators throughout, telephone subject to B.T. transfer regulations, Broadband available.

Directions

From Lampeter take the A485 towards Tregaron. After approximately 1.5 miles turn left for Silian. Continue along this road into the Village of Silian, taking the second Estate entrance on your left hand side into Clos Tawela. The property will be then be seen at the end of the Estate 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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	