

*An attractively positioned country bungalow with superb views over the Teifi Valley, Panteg Cross,
Nr. Llandysul, West Wales*



Glynteg, Panteg Cross, Llandysul, Ceredigion. SA44 4SU.

£379,000

R/4564/LD

*** An attractively positioned country bungalow in a stunning rural location *** Recently modernised 3 bedroomed accommodation *** Newly installed 20 x solar panels and air source heat pump *** Stylish fitted kitchen and bathroom *** Set within a sizeable extensive plot with front and rear lawned garden areas *** Superb views to the rear over the Teifi Valley and surrounding Ceredigion countryside *** Workshop/studio/overflow accommodation *** Range of outhouses with garden shed and wood store *** Established vegetable garden with raised beds and 2 x greenhouses ***

*** Well kept and maintained garden areas - private and not overlooked *** Pleasantly landscaped gardens *** Edge of village, beautiful south facing rural position close to the market town of Llandysul and Newcastle Emlyn *** Perfectly suiting family accommodation *** Contact us to view today



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LOCATION

Well situated in a central position only 3 miles from the Teifi Valley market town of Llandysul, 5 miles from Newcastle Emlyn and 12 miles from the University town of Lampeter and 8 miles from the Ceredigion Heritage coastline at the popular seaside village of New Quay. Also convenient to the larger towns of Cardigan to the west and Carmarthen to the south and also Aberystwyth to the north.

GENERAL



An attractive well positioned detached bungalow enjoying superb views over the Teifi Valley and surrounding countryside. The property provides 3 double bedroom accommodation along with a modern kitchen and bathroom. The property has recently has installed privately owned solar panels and air source heat pump providing low cost living.

The property itself enjoys an extensive plot with wrap around lawned garden areas with various patios, being private and not overlooked and providing great outdoor space and the property in particular offers the following:-

FRONT ENTRANCE PORCH

RECEPTION HALL

With radiator and access to loft space via drop down ladder.



BATHROOM

A stylish 4 piece suite consisting of corner bath, 4' shower cubicle, pedestal wash hand basin. Low level flush w.c. Large mirrored airing cupboard with shelving and radiator. Spot lighting.



FRONT BEDROOM 1

12' 5" x 9' 4" (3.78m x 2.84m) with radiator. Wall to wall mirrored wardrobes.



REAR BEDROOM 3

10' 4" x 10' 0" (3.15m x 3.05m) with radiator and built in mirrored wardrobes.



REAR BEDROOM 2

11' 5" x 13' 8" (3.48m x 4.17m) with radiator and 2 x built in mirrored wardrobes. Double aspect windows.



LIVING ROOM

24' 4" x 12' 2" (7.42m x 3.71m) An impressive family sized room with sliding patio doors opening onto the garden area

and separate floor to ceiling picture window enjoying views over the Teifi Valley. Open stone fireplace housing the multifuel stove. 2 radiators.



DINING ROOM

13' 3" x 11' 2" (4.04m x 3.40m) with radiator. Picture window enjoying views over the Teifi Valley.



VIEW FROM DINING ROOM



BOOT ROOM

11' 5" x 6' 2" (3.48m x 1.88m) with UPVC rear entrance door. Radiator.



CLOAKROOM

With low level flush w.c., and wash hand basin. Radiator.



PLANT ROOM

Housing the air source heat pump controls and hot water tank.

UTILITY ROOM

10' 6" x 10' 5" (3.20m x 3.17m) with fitted 'Shaker style' wall and floor units. Belfast sink with mixer tap. Plumbing and space for washing machine and dishwasher. Corner Moreso multifuel stove on brick hearth. Radiator and UPVC front entrance door. Space for upright fridge/freezer.



KITCHEN

13' 8" x 10' 5" (4.17m x 3.17m) with stylish 'Shaker Style' gloss fitted kitchen with range of wall and floor units with hardwood worksurfaces over with central island. Ceramic sink and drainer unit. Space for electric/gas cooker or stove with extractor hood over. Integrated fridge.



EXTERNALLY

ADJOINING GARAGE

11' 5" x 5' 0" (3.48m x 1.52m) With newly fitted up and over door. Fitted workbenches.

WORKSHOP/STUDIO/OVERFLOW ACCOMMODATION

26' 6" x 15' 6" (8.08m x 4.72m) a useful multipurpose room that could offer itself for a range of uses with UPVC windows and door, electricity connected and enjoying views over the surrounding garden.



GARDEN SHED

12' 0" x 12' 0" (3.66m x 3.66m) of timber construction and concreted flooring.



WOOD STORE

12' 0" x 10' 0" (3.66m x 3.05m)

VEGETABLE GROWING GARDEN

With established vegetable garden with a number of raised beds. Privet hedging and having a designated area.



GREENHOUSE 1

8' 0" x 6' 0" (2.44m x 1.83m)

GREENHOUSE 2

10' 0" x 12' 0" (3.05m x 3.66m)

GARDEN

The property enjoys an extensive plot with well kept garden areas. The garden is private and not overlooked and enjoys a mature hedge and fenced boundaries. The garden is laid mostly to lawn with a good range of mature shrubs and trees. There is also a fruit tree orchard with Apple, Plum and Raspberry bushes.

The current vendor has created more appeal to the garden with an ornamental pond and various patio and seating areas all of which provides magnificent vista points over the surrounding Teifi Valley. A garden being perfect for any family or for those seeking quiet retirement.



PATIO AREA



REAR OF PROPERTY



ORNAMENTAL POND



PARKING AND DRIVEWAY



FRONT OF PROPERTY



VIEW FROM PROPERTY



AGENT'S COMMENTS

An attractive detached bungalow in a stunning rural location.

TENURE AND POSSESSION

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

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band - 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, privately owned solar panels and air source heating. UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Fibre Broadband speeds available.

H.M. LAND REGISTRY

TITLE NUMBER

WA 684750

ORDNANCE SURVEY
PLAN REFERENCE

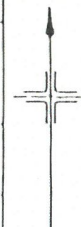
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Scale
1/ 2500

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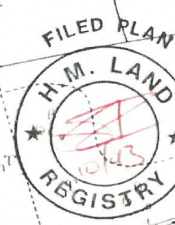
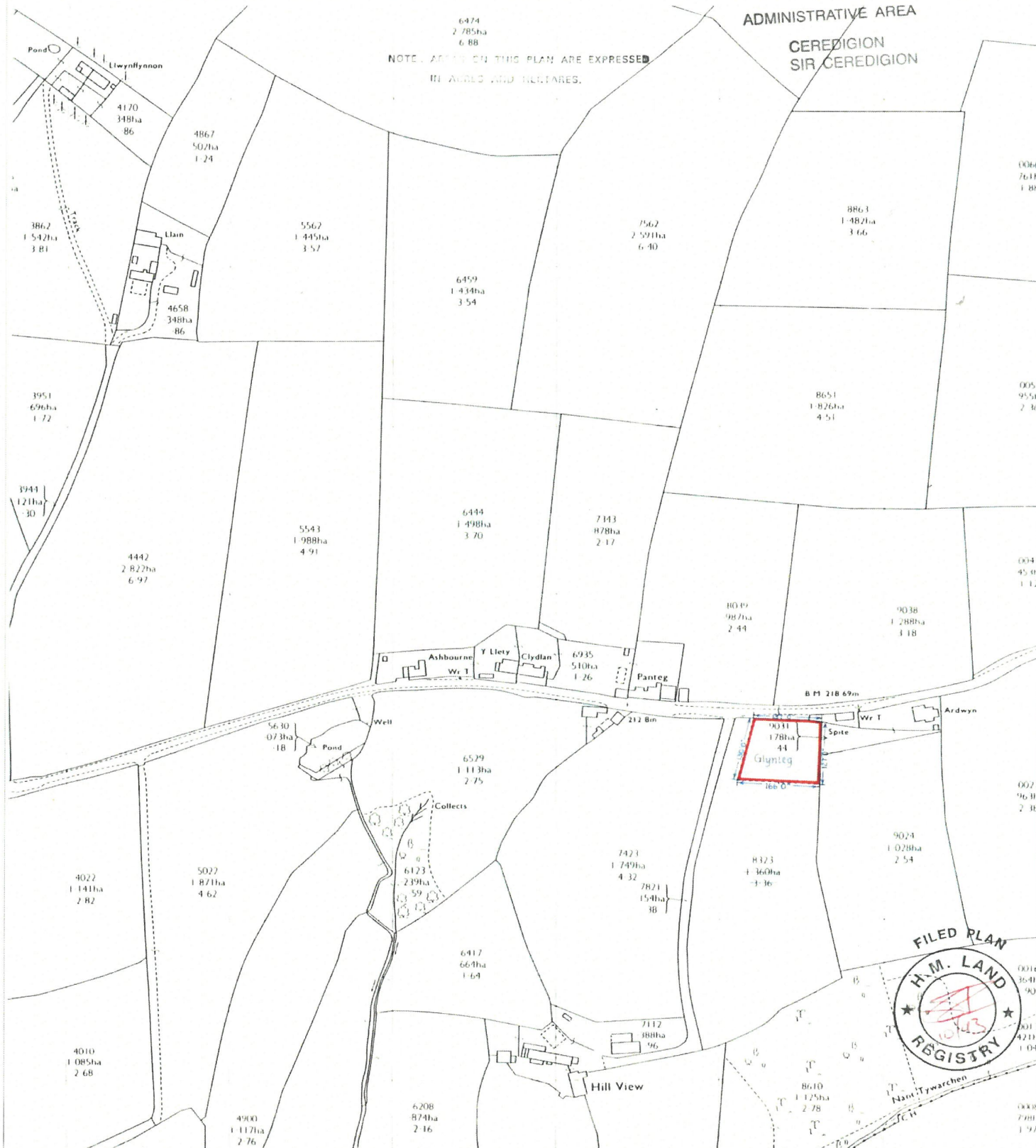
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NOTE. AREAS ON THIS PLAN ARE EXPRESSED
IN ACRES AND HECTARES.

ADMINISTRATIVE AREA
CEREDIGION
SIR CEREDIGION



Ground Floor



Total area: approx. 159.9 sq. metres (1721.3 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Council Tax: Band E

N/A

Parking Types: Driveway.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.
Solar PV Panels.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

EPC Rating: A (94)

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

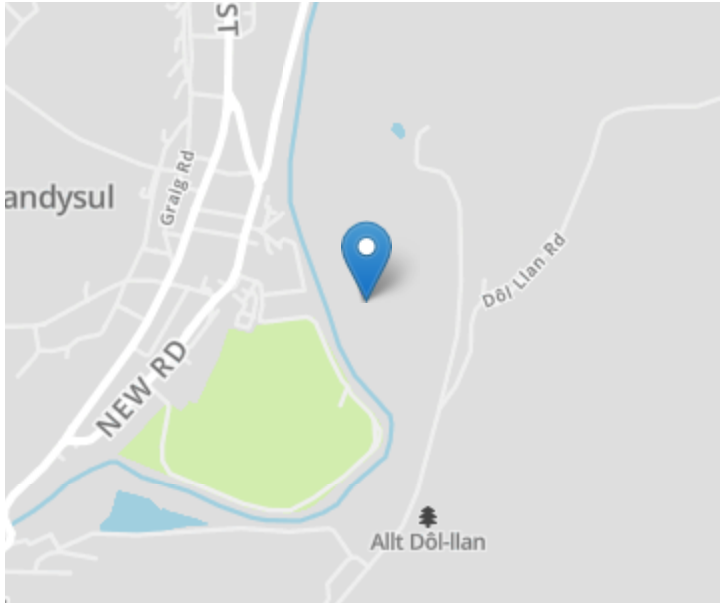
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

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

Construction Type

Traditional type



Directions

From Llandysul take the A486 road north and continue to the village of Croeslan. Turn left at the square towards Coedy Bryn and continue along this road for approximately 0.3 miles and Glynteg will be located on your left hand side.


O/s grid Ref: 380/444

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

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To keep up to date please visit our Facebook and Instagram

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A	94	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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