

A desirable and nicely positioned detached 3 bedroomed, 2 bathroomed country bungalow with large grounds. Drefach, near Llanybydder, West Wales



Garlyn Drefach, Llanybydder, Ceredigion. SA40 9SX.

£310,000

REF: R/4525/LD

*** No onward chain *** A highly sought after and nicely positioned detached country bungalow *** Enjoying an elevated location overlooking the popular Village of Drefach, near Llanybydder *** Comfortable 3 bedroomed, 2 bathroomed accommodation *** Air source heating, double glazing and good Broadband speeds available

*** Positioned on an extensive plot of around 0.5 of an acre *** Two double garages - An attached as a detached double garage offering ample parking and workshop space *** Well kept lawned gardens with a front paddock area *** Level and walled patio area *** Tarmacadamed driveway with ample parking and turning space

*** Highly desirable country bungalow in a pleasant Village location *** Within close proximity to the Ysgol Dyffryn Cledlyn Primary School *** A 5 minute drive to Lampeter and Llanybydder and close to the Cardigan Bay Coast *** Viewings are highly recommended - Contact us today to view *** The perfect Family home or suiting retirement living



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LOCATION

Drefach is a popular rural Village located 4 miles West from the University Town of Lampeter and located on the A475 Newcastle Emlyn road. The property enjoys an elevated and delightful position overlooking the Village of Drefach and the Vale of Cledlyn and is only a 15 minute drive from the Cardigan Bay Coast.

GENERAL DESCRIPTION

A highly desirable and spacious well positioned detached bungalow offering 3 bedroomed, 21 bathroomed accommodation. The property sits in an extensive plot of approximately 0.5 of an acre with large lawned gardens, patio area and a small paddock to the front. The property is private yet enjoys a centre of Village position.

It lies within close proximity to Ysgol Dyffryn Cledlyn Primary School and to the nearby Towns of Lampeter and Llanybydder.

The property perfectly suits Family accommodation or for retirement living.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

PORCH

With a UPVC front entrance door.

HALLWAY

Accessed via a solid timber door leading from the porch, radiator.



LIVING ROOM/DINING ROOM

25' 2" x 14' 3" (7.67m x 4.34m). With an open fireplace housing a cast iron multi fuel stove. UPVC patio doors to the front and rear of the property, radiator.



LIVING ROOM/DINING ROOM (SECOND IMAGE)



LIVING ROOM/DINING ROOM (THIRD IMAGE)**INNER HALLWAY**

With storage cupboard.

BEDROOM 3

10' 1" x 8' 3" (3.07m x 2.51m). With built-in wardrobes, radiator.

**BEDROOM 2**

11' 9" x 13' 5" (3.58m x 4.09m). With built-in wardrobes, radiator.

**BEDROOM 1**

10' 9" x 8' 3" (3.28m x 2.51m). With built-in wardrobes, radiator.

**EN-SUITE TO BEDROOM 1**

Having a 3 piece suite incorporating a corner shower cubicle, wash hand basin, low level flush w.c., airing cupboard housing a hot water cylinder, radiator.

**BATHROOM**

9' 8" x 7' 7" (2.95m x 2.31m). Comprising of a 4 piece suite

incorporating a panelled bath, shower cubicle, wash hand basin, low level flush w.c., partly tiled, radiator.



KITCHEN

12' 9" x 9' 2" (3.89m x 2.79m). A modern fitted kitchen with wall and floor cupboards with worktops over, 1 1/2 stainless steel sink and drainer unit, eye level oven and 4 ring hob, plumbing and space for automatic dishwasher, radiator.



KITCHEN (SECOND IMAGE)

UTILITY ROOM

7' 9" x 6' 8" (2.36m x 2.03m). With wall and floor units with worktops over, stainless steel sink and drainer unit, plumbing and space for automatic washing machine. UPVC half glazed rear entrance door.



ATTACHED DOUBLE GARAGE

25' 0" x 16' 5" (7.62m x 5.00m). With two up and over garage doors. CLOAKROOM with w.c. and wash hand basin.

ATTACHED DOUBLE GARAGE (SECOND IMAGE)



ATTACHED DOUBLE GARAGE (THIRD IMAGE)



DETACHED DOUBLE GARAGE/WORKSHOP

20' 3" x 16' 5" (6.17m x 5.00m). Being block built with an up and over garage door, electric supply.



**DETACHED DOUBLE GARAGE/WORKSHOP
(SECOND IMAGE)**



EXTERNALLY

GARDEN

The property benefits from being in an elevated position and is approached via a tarmacadamed driveway from a Council maintained highway. The property benefits from having ample parking and turning space to the front of the property with a large maintained lawned garden to the front sweeping to the side and rear. The property has a patio area to the rear.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



PATIO AREA

ENTRANCE TO PROPERTY**PARKING AND DRIVEWAY****FRONT OF PROPERTY****REAR OF PROPERTY****AGENT'S COMMENTS**

A highly desirable and sought after bungalow in a popular Village Community.

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

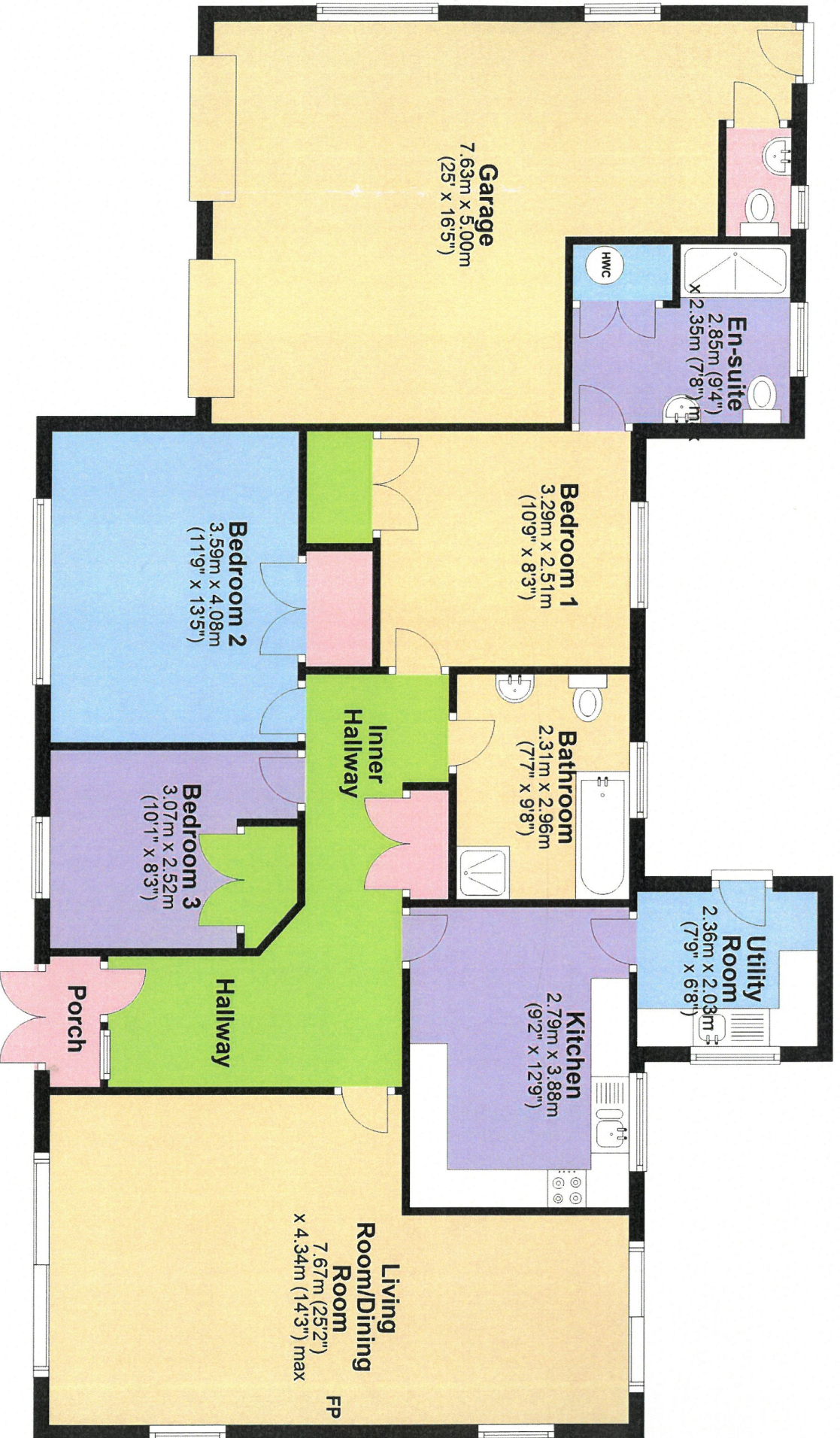
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, air source heat pump for domestic heating and water supplies, privately owned solar panels, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Ground Floor

Approx. 156.9 sq. metres (1688.5 sq. feet)



Total area: approx. 156.9 sq. metres (1688.5 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.

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Level access.

EPC Rating: B (90)

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

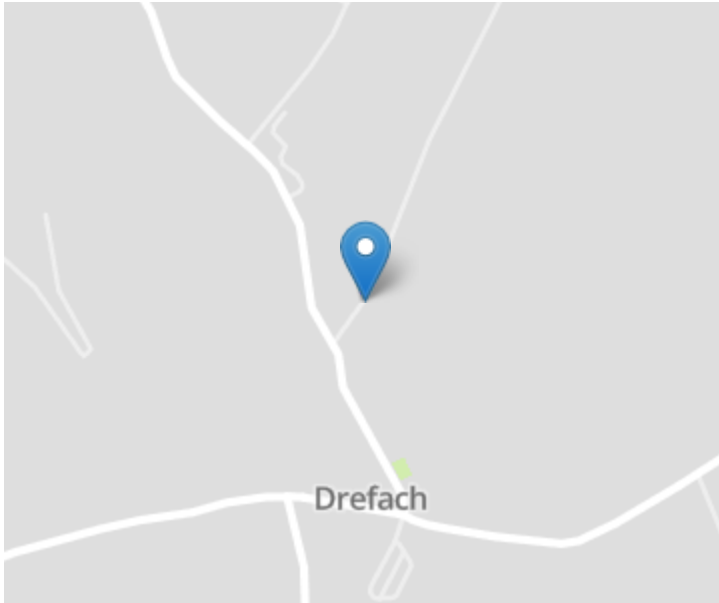
Is the property listed? No

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


From Lampeter take the A475 Newcastle Emlyn road. Continue through the Village of Llanwnnen and into the Village of Drefach. Continue down to the mini roundabout and take the third exit heading towards Cwrtnewydd. The entrance to Garlyn will be immediately after 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+) A	90	96
(81-91) B		
(69-80) C		
(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 	

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

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