

A very attractive detached country bungalow in small hamlet offering up to 6 bedroomed accommodation with large garage/workshop, Cwmsychpant, Near Llanybydder, West Wales



Hafanycwm, Cwmsychpant, Llanybydder, Ceredigion. SA40 9XJ.

£385,000

R/ 3799/AM Guide Price

***A significant and very attractive detached bungalow in a small country hamlet within close proximity of the villages and towns of the Teifi Valley and Cardigan Bay coastline *** Detached large garage/workshop with electricity connected, suitable as detached office building *** The accommodation is particularly well proportioned and could suit B & B / Guest House use with 6 bedrooms in its arrangement *** 2 bathrooms, 6 bedrooms, Kitchen/Diner with Rayburn Range, Large 18' Lounge with Log burner and attractive stone fireplace and Oak engineered flooring *** Full double glazing and oil fired central heating ***

*** Good sized grounds, lawns and gardens with ample parking and turning area for a number of vehicles *** A most attractive country style bungalow worthy of early viewing ***



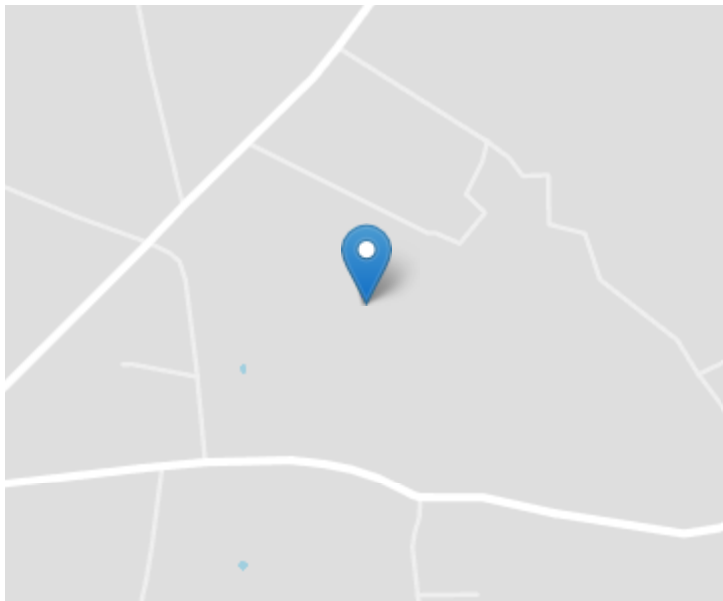
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LOCATION

Cwmsychpant is a scattered rural hamlet located above the Teifi Valley, some 3 miles from the market town of Llanybydder, 6.5 miles from the University town of Lampeter and 10 miles inland from the Ceredigion Heritage coast at Aberaeron. There is village schooling at Drefach, 2 miles distant, with the market town of Llandysul also within easy reach.

GENERAL



A most attractive, spacious family proportioned detached bungalow on a larger than average, well maintained plot, together with a useful double garage/workshop with loft over. Built in 2001 of traditional design and specification, the property has high insulative qualities and offers, Porch, large 18' Lounge with fireplace and stove, fitted Kitchen/Diner, Utility Room, Rear Hall, Inner hall serving the family Bathroom, 3 Double bedrooms. On the first floor spacious landing with Box Room off, further 3 double Bedrooms and 2nd family Bathroom.

The property was built traditionally in 2001 by the existing owners and is of traditional cavity wall construction and rendered to other parts, under a slated roof. The accommodation is particularly well proportioned and could suit B & B / Guest House use with 6 bedrooms in its arrangement.

Externally there is a detached large garage/workshop suitable as detached office building.

The property provides the following accommodation:-

ENTRANCE PORCH

Part glazed entrance door to:-

RECEPTION HALL

With hardwood Ash boarded floor, built in airing cupboard. Radiator. Understairs cupboard.

LOUNGE

18' 0" x 14' 6" (5.49m x 4.42m) With attractive stone fireplace with 'Morso' Log burner. Oak engineered flooring. Radiator.

FITTED KITCHEN/DINER

18' 2" x 12' 4" (5.54m x 3.76m) With classic 'Rayburn Royal' cream range running domestic hot water and heating the room. Fitted floor and wall cupboards with single drainer sink unit. Ash boarded floor, 4 ring LPG Gas hob, plumbing and space for dishwasher. 'TV. point. Breakfast bar with display units over. Exposed beam ceiling.

UTILITY ROOM

9' 8" x 7' 8" (2.95m x 2.34m) With single drainer sink unit with mixer tap, plumbing and space for washing machine. 'Lamona' eye level grill. Tiled floor.

REAR HALL

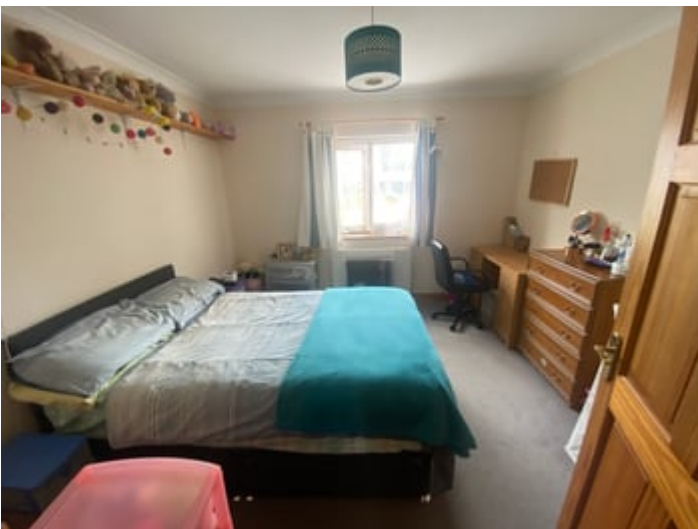
6' 0" x 6' 4" (1.83m x 1.93m) With tiled flooring. Oil fired central heating boiler. Part glazed rear entry door.

INNER HALL

From reception hall.

FAMILY BATHROOM

12' 6" x 8' 0" (3.81m x 2.44m) With Jacuzzi bath. Low level flush w.c., pedestal wash hand basin. Corner shower cubicle with electric shower. Double panelled radiator.

DOUBLE BEDROOM 1

11' 4" x 11' 4" (3.45m x 3.45m) With double panelled radiator.

BEDROOM 2

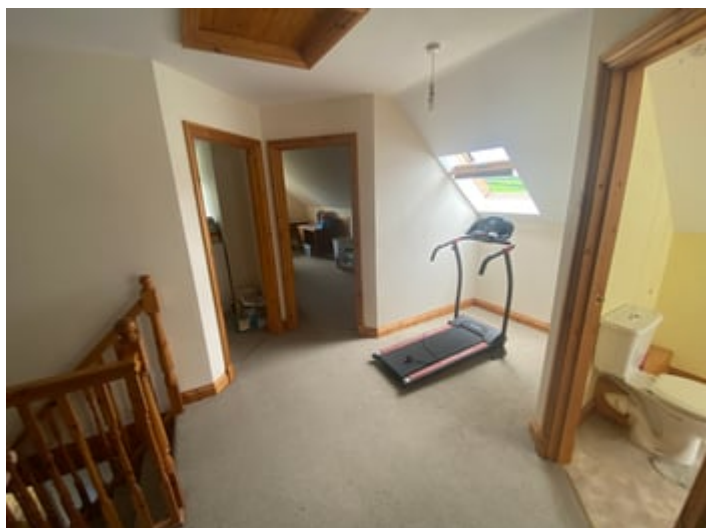
12' 4" x 12' 4" (3.76m x 3.76m) With double panelled radiator. Built in wardrobes.

BEDROOM 3

12' 4" x 11' 5" (3.76m x 3.48m) With built in wardrobes and double panelled radiator.

FIRST FLOOR

SPACIOUS LANDING

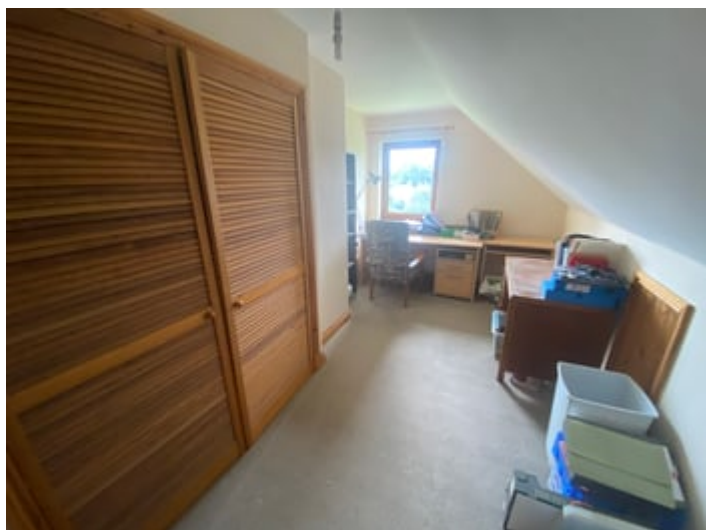


18' 4" x 17' 8" (5.59m x 5.38m) Approached via an internal timber staircase from the hall, the landing giving access to small attic above. Double panelled radiator. Separate built in store cupboard.

SMALL WALK-IN BOX ROOM

6' 0" x 5' 3" (1.83m x 1.60m) With fitted shelves.

BEDROOM 4



20' 0" x 8' 7" (6.10m x 2.62m) With side window, radiator. Under eaves storage.

BEDROOM 5



19' 5" x 8' 10" (5.92m x 2.69m) With side window, under eaves storage. Built in airing cupboard with copper cylinder and electric immersion heater. Louvre doors.

FAMILY BATHROOM 2



10' 2" x 7' 0" (3.10m x 2.13m) With pedestal wash hand basin, low level flush w.c. Pull light switch. Shaver light, panelled bath with electric shower over. Radiator.

BEDROOM 6

17' 7" x 11' 4" (5.36m x 3.45m) With double panelled radiator.

EXTERNALLY

GARDEN AND GROUNDS



The property is set on a larger than average plot and has a delightful view along the attractive vale to the rear of the village of Cwmsychpant in a south-westerly direction. The property has good sized entry access with tarmacadam drive which is flanked by lawns, fencing, and a most attractive feature mature Oak tree, providing parking and turning areas for a number of vehicles, the drive sweeping around to the rear of the property to which adjoins the attached garage workshop.

The grounds are level and slope away gradually to the side of the property, encompassing sweeping lawned areas all of which are well maintained.

GARAGE/WORKSHOP



27' 1" x 18' 8" (8.26m x 5.69m) With electricity connected, water and drainage connections. This has a large roller shutter door providing adequate garaging for 2 vehicles and workshop space and has an internal staircase to a loft above, which can be converted to provide office or further accommodation, subject to the appropriate consents being obtained.

The loft area 27'1 x 12'

FRONT OF PROPERTY**VIEW FROM REAR OF PROPERTY****REAR OF PROPERTY AND PARKING****TENURE AND POSSESSION**

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

SIDE VIEW

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

AGENTS COMMENTS

A significant and very attractive detached bungalow in a small country hamlet within close proximity of the villages and towns of the Teifi Valley and Cardigan Bay coastline. The property was built traditionally in 2001 by the existing owners and is of traditional cavity wall construction and rendered to other parts, under a slated roof.

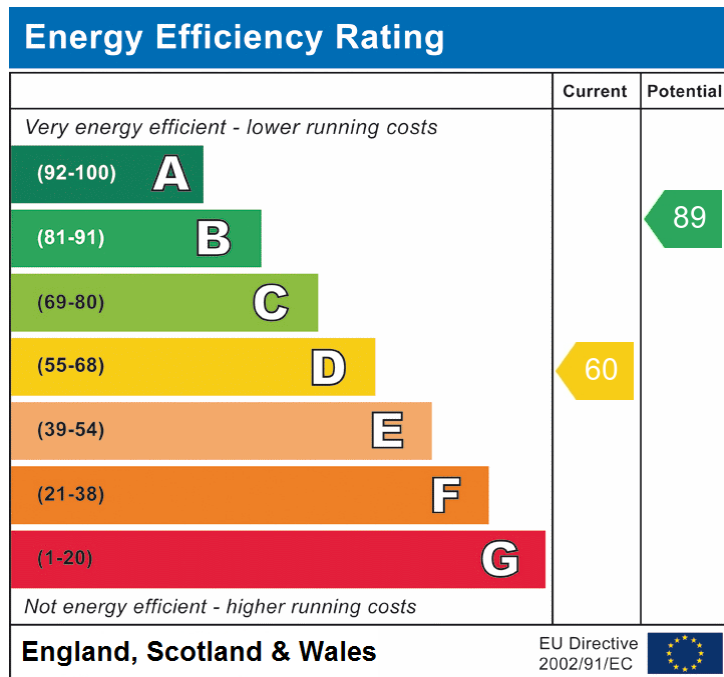
A most attractive country style bungalow in a larger than average plot and providing extensive accommodation. Worthy of early inspection as recommended.

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.

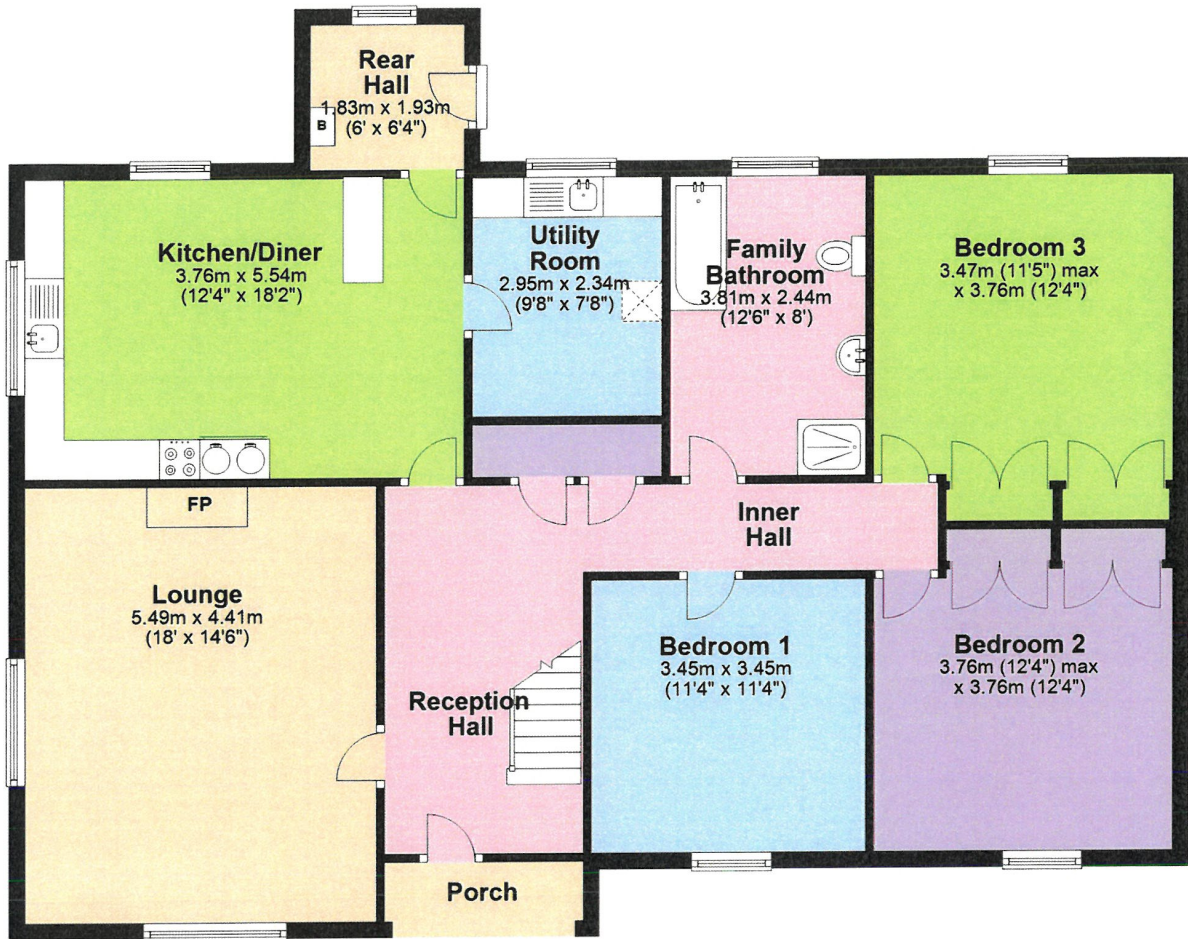
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage to septic tank, oil fired central heating, Chestnut coloured UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.



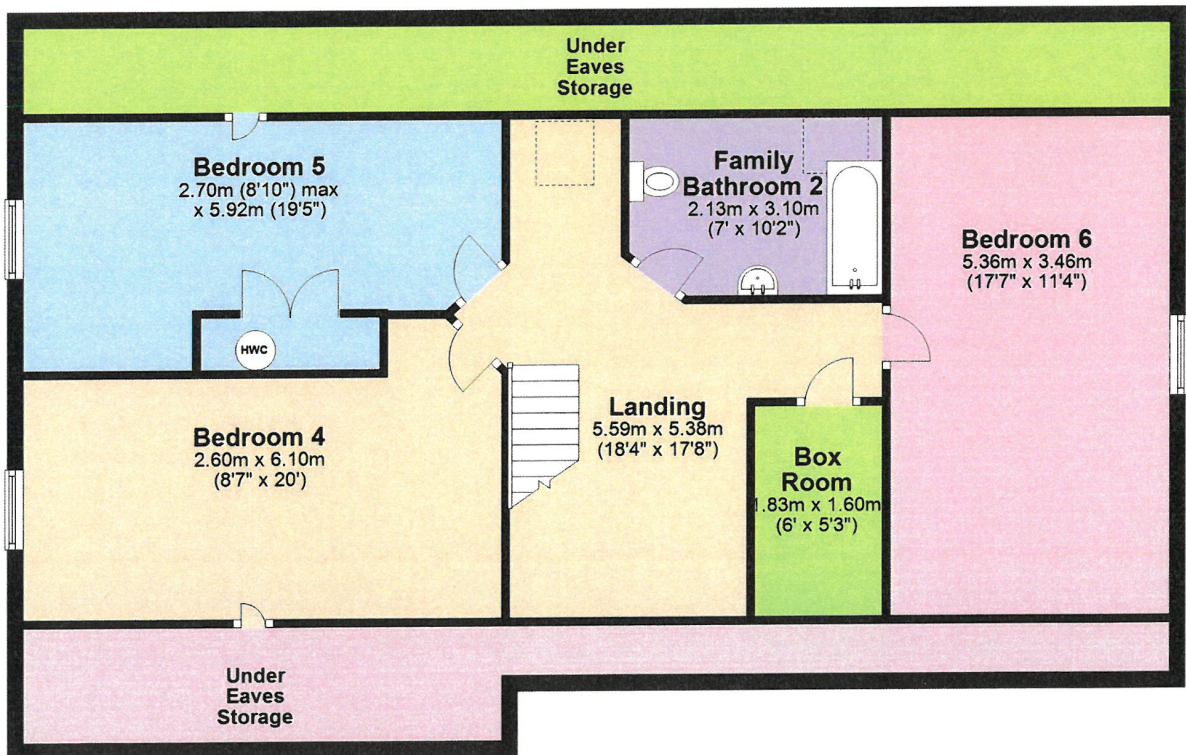
Ground Floor

Approx. 132.2 sq. metres (1423.2 sq. feet)



First Floor

Approx. 122.4 sq. metres (1317.7 sq. feet)



Total area: approx. 254.6 sq. metres (2740.9 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Hafanycwm, Cwmsychpant, Llanybydder




Directions

From Lampeter take the A475 west through the villages of Llanwnnen and Drefach, proceed up the hill, still on the A475 into the village of Cymysychpant. After passing the 'T' junction in the centre of the village, continue along A475 and the property will be seen as the second on the left 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

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		89
(81-91) B		
(69-80) C		
(55-68) D	60	
(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 beautiful property, contact us:

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