

*A contemporary detached country property offering 4 bedroomed/annexe accommodation set in large grounds. Near Lampeter, West Wales*



**Brooklands, Bettws Bledrws, Lampeter, Ceredigion. SA48 8NX.**

**£295,000**

**REF: R/4413/LD**

\*\*\* Offers over £300,000 \*\*\* A contemporary styled and diversely appealing country property which could offer a Family home and a potential annexe \*\*\* Set in extensive grounds \*\*\* Deceptive 4 bedroomed accommodation or 3 bedrooms and a 1 bedroomed separate self contained annexe \*\*\* Could be used as one large 4/5 bedroomed house \*\*\* External oil fired central heating boiler, UPVC double glazing, privately owned solar panels and good Broadband connectivity \*\*\* Modern open plan living accommodation

\*\*\* Breath taking views over the surrounding Dulais Valley \*\*\* Extensive level garden laid to lawn - Being private and not overlooked \*\*\* Ample off road parking areas \*\*\* A highly desirable property in a sought after locality

\*\*\* 2 miles from the University Town of Lampeter and a 20 minute drive to the Cardigan Bay Coast \*\*\* A country property with a great opportunity \*\*\* A potential home with an income or large Family home \*\*\* Contact us today to view



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## LOCATION



Well situated in the rural Community of Bettws Bledrws enjoying views over the surrounding Valley, and only 2 miles from the University Town of Lampeter which offers a good range of facilities including the University of Wales Trinity Saint David Campus. The property is within a 20 minute drive from the Ceredigion Heritage Coast including the Georgian and Harbour Town of Aberaeron.

## GENERAL DESCRIPTION

A contemporary styled country property that could be utilised as two separate dwellings with the main home and an annexe. Its current set up offers 4/5 bedroomed accommodation but the lower ground floor could be utilised as a self contained annexe. The property benefits from oil fired central heating, double glazing and good Broadband connectivity.

It is set within a semi rural location and set in its own grounds that are laid to level lawn being private and not overlooked.

A particular feature of the property is its extensive views over the surrounding Valley and countryside and also being within close proximity to the University Town of Lampeter and the historic Market Town of Tregaron.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## GROUND FLOOR

### RECEPTION VESTIBULE

Accessed via a front entrance door, tiled flooring, radiator.



### INNER HALL

With a range of built-in wardrobes/cloak cupboards, radiator.



### BEDROOM 1

13' 9" x 12' 5" (4.19m x 3.78m). With built-in wardrobes, radiator, French doors to the side garden.





## BEDROOM 2

11' 10" x 12' 5" (3.61m x 3.78m). With built-in wardrobes, radiator.



## BEDROOM 3

11' 3" x 8' 10" (3.43m x 2.69m). With built-in wardrobes, radiator.



## FAMILY BATHROOM

Having a modern suite comprising of a panelled bath, separate shower cubicle, pedestal wash hand basin, low level flush w.c., radiator, spot lighting, tiled splashbacks, tiled flooring.



## LIVING ROOM

18' 7" x 12' 8" (5.66m x 3.86m). With a free standing wood burning stove on a tiled hearth, three picture windows overlooking the Valley, radiator.



## LIVING ROOM (SECOND IMAGE)



## OPEN PLAN KITCHEN/DINER

19' 1" x 9' 8" (5.82m x 2.95m). A fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit with mixer tap, eye level double oven with



ceramic hob, space for dishwasher and fridge, French doors opening onto a terraced patio area.



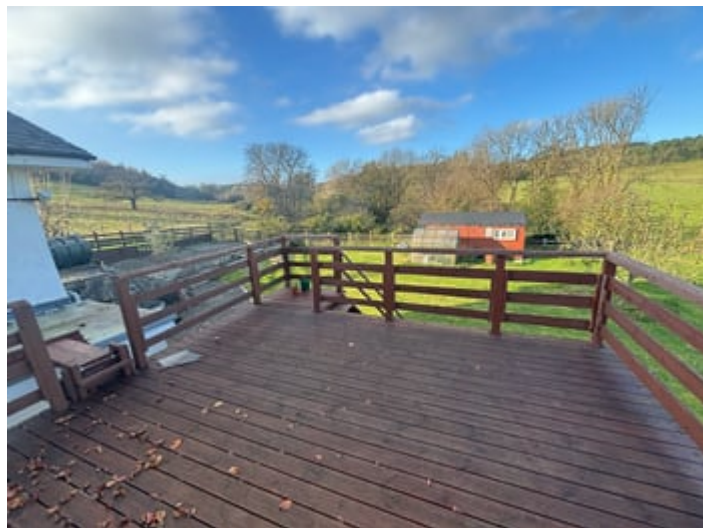
**KITCHEN/DINER (SECOND IMAGE)**



**KITCHEN/DINER (THIRD IMAGE)**



## **RAISED TERRACED BALCONY**



## **LOWER GROUND FLOOR - POTENTIAL ANNEXE**

### **SITTING ROOM/POTENTIAL BEDROOM 5**

17' 10" x 20' 3" (5.44m x 6.17m). Accessed via separate entrance door, French doors opening onto the front garden area, understairs storage cupboard, radiator.



### **BEDROOM 4**

11' 3" x 12' 2" (3.43m x 3.71m). With radiator.





## BEDROOM 4 (SECOND IMAGE)



## EN-SUITE TO BEDROOM 4

A modern suite comprising of a pedestal wash hand basin, low level flush w.c., panelled bath with shower over, radiator, tiled flooring.



## INNER HALLWAY

With staircase leading to the first floor accommodation, separate rear entrance door.

## UTILITY ROOM/KITCHEN

11' 10" x 9' 7" (3.61m x 2.92m). With fitted units, plumbing and space for automatic washing machine and tumble dryer. The external oil fired boiler is located outside the utility room.



## PLEASE NOTE

The lower ground floor has now been tanked with a pump system in place as it has previously flooded due to ground water raising.

## EXTERNALLY

## GARDEN

The property enjoys extensive and spacious grounds being terraced but with large level lawned areas, being private and not overlooked, and enjoying breath taking views over the surrounding Valley and countryside. It offers ample off road parking to both tiers providing ease of parking if you were to split the property.



## GARDEN (SECOND IMAGE)





## GARDEN (THIRD IMAGE)



## GARDEN SHED

20' 0" x 10' 0" (6.10m x 3.05m).



## GREENHOUSE

10' 0" x 8' 0" (3.05m x 2.44m).

## FORMER CONTAINER/TRACTOR SHED

## POSITION OF PROPERTY



## AERIAL VIEW



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A deceptive and diversely appealing country property that offers great opportunities.

## 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 - 'D'.

## 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, oil fired central heating (external boiler), UPVC double glazing, privately owned solar panels, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

**Council Tax:** Band D

N/A

**Parking Types:** Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**EPC Rating:** D (60)

**Has the property been flooded in last 5 years?** Yes

**Flooding Sources:** Other.

**Any flood defences at the property?** Yes

**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

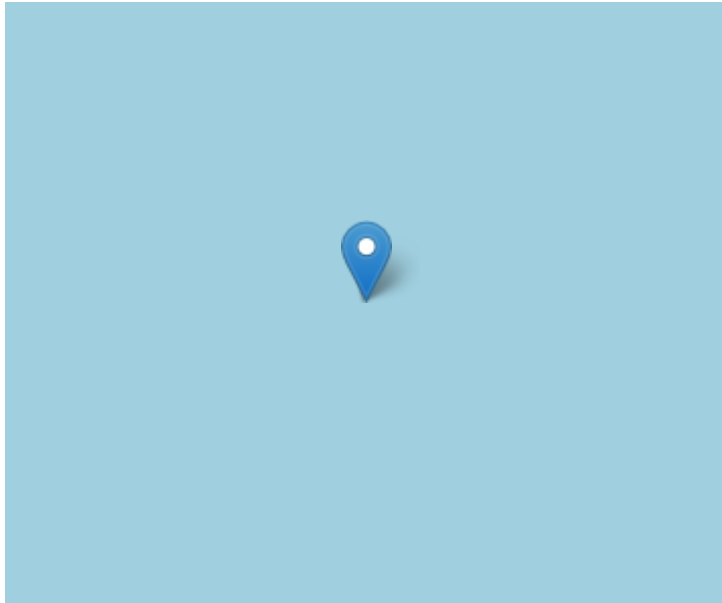
**Mobile Signal**

4G data and voice

**Construction Type**

Traditional





## Directions


From Lampeter take the A485 Tregaron road. Continue to Bettws Bledrws taking the left hand turning just before Bro Deri cul-de-sac. Continue through Bro Deri and Brooklands will be located right in front of you.

**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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	60	
(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 :

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