

*A modern and nicely presented 3 bedroomed semi detached house with rear garden, ample parking and great views. Cribyn, near Lampeter, West Wales*



**Cilmeri, Cribyn, Lampeter, Ceredigion. SA48 7NG.**

**£229,000**

**REF: R/4839/LD**

\*\*\* No onward chain \*\*\* A modern and nicely presented semi detached house \*\*\* Deceptive and stylish 3 bedroomed accommodation with modern open plan kitchen/diner \*\*\* Convenient position between Lampeter and Aberaeron \*\*\* Oil fired central heating, UPVC double glazing and good Broadband connectivity \*\*\* Perfect Family home with an open plan living arrangement

\*\*\* Former garage - Now offering second sitting room \*\*\* Tarmacadamed driveway with ample parking and turning space \*\*\* Garden shed \*\*\* Low maintenance lawned garden

\*\*\* A highly desirable property enjoying fantastic views over the surrounding countryside to the rear \*\*\* A must view \*\*\* Suiting 1st Time Buyers or for Family Occupiers



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## LOCATION

Cribyn is located on the B4337 road between Temple Bar and Llanwnnen and is set amongst delightful countryside, just 5 miles from the University Town of Lampeter, 7 miles from the Georgian Coastal and Harbour Town of Aberaeron and the renowned Cardigan Bay Coast. For everyday conveniences Felinfach and Llanwnnen are both within a 5 minute drive with popular Convenience Stores.

## GENERAL DESCRIPTION

A nicely presented 3 bedrooomed semi detached Family home that has been modernised to a good standard with an open plan kitchen/diner and 2 reception rooms.

Externally it enjoys a large tarmacadamed driveway with ample parking and to the rear a lawned area with patio and great views over open countryside.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

Accessed via a UPVC front entrance door, staircase to the first floor accommodation with understairs storage cupboard, laminate flooring.

## LIVING ROOM

17' 3" x 12' 0" (5.26m x 3.66m). With a feature open fireplace housing a cast iron multi fuel stove on a tiled hearth with oak mantle over, radiator, laminate flooring.



## LIVING ROOM (SECOND IMAGE)



## SITTING ROOM

16' 10" x 8' 2" (5.13m x 2.49m). Formerly being the garage. With double patio doors to the front, laminate flooring.



## KITCHEN/DINER

23' 5" x 11' 9" (7.14m x 3.58m). A modern and stylish fitted kitchen with a range of wall and floor units with central island and granite worktops, 1 1/2 sunken sink and drainer unit, eye level double electric oven, 4 ring electric hob, integrated dishwasher, space for fridge/freezer, patio doors opening onto the rear patio area.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



## UTILITY CUPBOARD

With plumbing and space for automatic washing machine and tumble dryer.

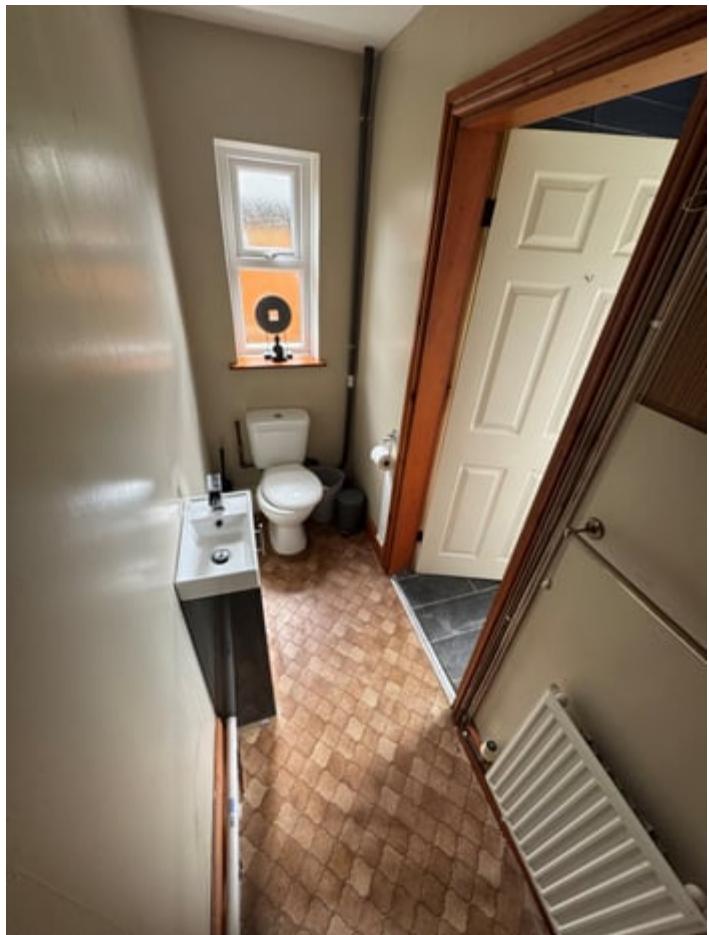


**REAR HALL**

With UPVC rear entrance door.

**GROUND FLOOR W.C./POTENTIAL SHOWER ROOM**

With vanity unit with wash hand basin, low level flush w.c.

**FIRST FLOOR****LANDING**

Leading to

**BATHROOM**

Having a 3 piece suite comprising of a panelled bath with double headed shower, low level flush w.c., pedestal wash hand basin, radiator, linen cupboard with radiator.



## FRONT BEDROOM 3

11' 6" x 8' 10" (3.51m x 2.69m). With build-in cupboard, radiator.



## FRONT BEDROOM 1

14' 3" x 11' 8" (4.34m x 3.56m). With two windows to the front, radiator.



## REAR BEDROOM 2

14' 2" x 11' 8" (4.32m x 3.56m). With two windows to the rear enjoying views over the surrounding countryside, radiator.



## EXTERNALLY

### GARDEN SHED



## GARDEN

The property enjoys a low maintenance lawned rear garden with a fenced boundary. The garden also benefits from a level patio area enjoying views over the surrounding countryside.



## GARDEN (SECOND IMAGE)



## GARDEN (THIRD IMAGE)



## PATIO AREA



## PARKING AND DRIVEWAY

The property enjoys a tarmac driveway with ample parking and turning space for several vehicles.



## VIEWS TO REAR



## FRONT OF PROPERTY



## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating (new combi boiler installed in 2024), double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

## REAR OF PROPERTY



## AGENT'S COMMENTS

A highly desirable property in a fantastic Village location.

## 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 - '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.

# H.M. LAND. REGISTRY

**TITLE NUMBER**

WA 656152

**ORDNANCE SURVEY  
PLAN REFERENCE**

S N5151 5251

### Scale

**COUNTY**

—PMEPA

**DISTRICT**

SEARCH SIGNAL

1 / 2500

THE BOSTONIAN



**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Double Glazing. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (59)

**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



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

### Directions

From Lampeter take the A475 Newcastle Emlyn road. Continue to the Village of Llanwnnen. At the mini roundabout turn right onto the B4337 signposted Cribyn. Continue through the Village of Cribyn. On leaving the Village the property can be found on your 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](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'.

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

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

**Lampeter Office**  
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**Ceredigion**  
**SA48 7DT**

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