

*A highly appealing and well appointed 3 bedroomed semi detached house with extensive rear lawned garden and ample parking. Llanwnnen, near Lampeter, West Wales*



**1 Bro Grannell Llanwnnen, Lampeter, Ceredigion. SA48 7JX.**

**£195,000**

**REF: R/4057/LD**

\*\*\* A highly appealing and well appointed semi detached house \*\*\* Positioned on a generous plot \*\*\* Modern kitchen and bathroom suite \*\*\* 3 bedroomed accommodation - The perfect Family home \*\*\* Oil fired central heating, double glazing and good Broadband connectivity

\*\*\* A range of outhouses and a large patio area \*\*\* Extensive lawned rear garden \*\*\* Tarmacadamed driveway with ample parking and turning space

\*\*\* Located in the popular residential Community of Llanwnnen \*\*\* Located beside a regular Bus route \*\*\* Good commuting distance to the Towns of Llanybydder, Aberystwyth and Carmarthen \*\*\* Located just 3 miles from the University Town of Lampeter \*\*\* In the heart of the Teifi Valley \*\*\* Contact us today to view \*\*\* The property is subject to a Local Occupancy Restriction - Available to Residents of Ceredigion, Carmarthenshire and Pembrokeshire



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## LOCATION

Llanwnnen is a popular Village located just 3 miles from the University Town of Lampeter in the heart of the Teifi Valley and 5 miles from the Market Town of Llanbydder. The property is located in a popular residential area of the Village. The County Town of Carmarthen lies within 20 miles to the South and the Ceredigion Heritage Coastline at Aberaeron is just 10 miles distant.

## GENERAL DESCRIPTION

A spacious and well appointed Family home. Here lies a traditional 3 bedroomed semi detached house positioned on a generous plot with an extensive lawned rear garden and a tarmacadamed driveway to the front offering ample parking and turning space.

The property has been refurbished and now offers a stylish Family home. Externally it enjoys a range of outhouses and a large patio area.

Positioned within a popular Village on a regular Bus route.

## 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.



## LIVING ROOM

14' 0" x 12' 5" (4.27m x 3.78m). With radiator, understairs storage cupboard, window overlooking the rear garden.



## KITCHEN/DINER

20' 10" x 9' 6" (6.35m x 2.90m). Open plan living providing a refurbished Kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, electric cooker point and space with extractor hood over, plumbing and space for automatic washing machine, UPVC rear entrance door, laminate flooring.



## KITCHEN/DINER (SECOND IMAGE)



## BOILER ROOM

With a Trianco oil fired central heating boiler running all domestic systems within the property.

## FIRST FLOOR

### LANDING

Approached via a timber staircase from the Reception Hall, access to the insulated loft space via a drop down ladder.



### BATHROOM

Having a modern contemporary styled suite comprising of a low level flush w.c., pedestal wash hand basin, pea shaped panelled bath with shower over and glazed screen, chrome heated towel rail.



## BEDROOM 1

13' 1" x 9' 2" (3.99m x 2.79m). With radiator and built-in wardrobes.



## BEDROOM 2

12' 0" x 11' 2" (3.66m x 3.40m). With radiator.



## BEDROOM 3

9' 2" x 8' 1" (2.79m x 2.46m). With built-in airing cupboard with copper cylinder and immersion, fitted linen shelves and storage facility.



## EXTERNALLY

### RANGE OF USEFUL OUTHOUSES

Comprising of



### WORKSHOP

13' 0" x 10' 0" (3.96m x 3.05m). With electricity and water connected.

### OUTSIDE W.C.

### UTILITY ROOM

### GARDEN

A particular feature of this property is its larger than average rear garden being laid to level lawned areas with mature hedge boundaries. It offers great outside space for any Family whilst offering a blank canvas.



**GARDEN (SECOND IMAGE)****GARDEN (THIRD IMAGE)****PATIO AREA**

To the rear of the property also lies a level patio area being private and not overlooked.

**PARKING AND DRIVEWAY**

A walled tarmacadamed driveway is located to the front of the property with ample parking and turning space.

**REAR OF PROPERTY****PLEASE NOTE - LOCAL OCCUPANCY RESTRICTION**

The property is subject to a Local Occupancy Restriction applying to Residents from Ceredigion, Carmarthenshire and Pembrokeshire.

**AGENT'S COMMENTS**

In all a very attractive residential property suiting a Family home or for 1st Time Buyers.

**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 - 'C'.

**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, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

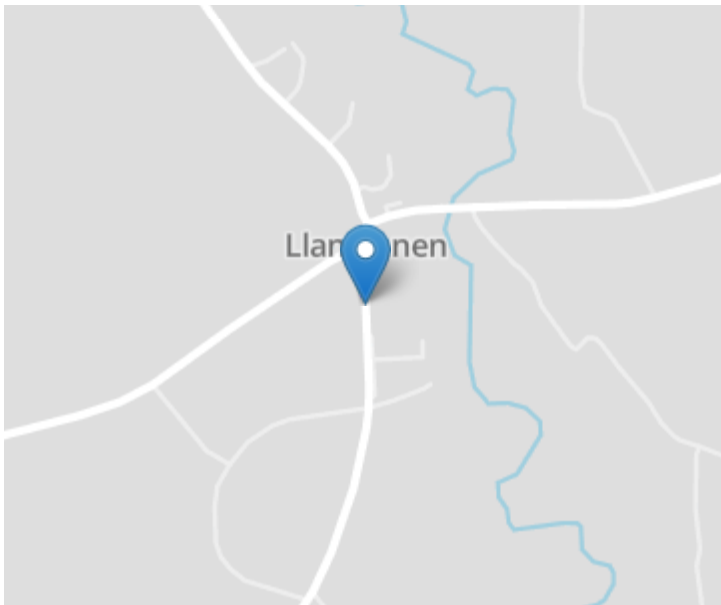
### Directions

From Lampeter take the A475 road West to Llanwnnen. Turn left at the mini roundabout onto the B4334 towards Llanybydder. The property will be located after approximately 150 metres 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'.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</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	

For further information or to arrange a viewing on this beautiful property, contact us:

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