

An impressive and substantial 5 bedroomed detached dormer bungalow set in lovely grounds and enjoying far reaching views over the Teifi Valley. Llanybydder, West Wales



Swn Yr Afon, Station Terrace, Llanybydder, Carmarthenshire. SA40 9XX.

£400,000

REF: R/4274/LD

*** An impressive and substantial dormer style bungalow *** Privately positioned yet Village position *** 5 bedroomed, 3 bathroomed Family accommodation *** Privately owned solar panels, air source heating with underfloor heating to the ground floor and triple glazing *** Low running costs - High insulative property *** A property with a lot to offer

*** Enclosed garden - Not overlooked *** Level manicured lawned area with a breath taking backdrop over the Teifi Valley and backing onto open country fields and Highmead Estate *** Bespoke Summerhouse/BBQ area *** Detached garage with an extensive tarmacadamed driveway

*** Pleasant and peaceful location *** A short walk to all everyday amenities within the popular Village of Llanybydder *** The dream Family home - Contact us today to view *** 5 miles from Lampeter and a 25 minute to the Cardigan Bay Coast



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LOCATION

The property enjoys a private position at the end of Station Terrace. It enjoys fantastic views to the rear overlooking Highmead Estate Land and the Teifi Valley. Although being private and not overlooked it lies within level walking distance to a range of local amenities within the Teifi Valley Village of Llanybydder which offers a good range of amenities including Shops, Doctors Surgery, Chemist, Primary School, 5 miles from the popular University Town of Lampeter, 17 miles from the County and Administrative Centre of Carmarthen with National Rail and Motorway Networks.

GENERAL DESCRIPTION

An impressive and substantial detached residence offering commodious 5 bedroomed, 3 bathroomed accommodation. The property enjoys a pleasant Village position yet being private and not overlooked. The property was completed in 2012 and offers a great Family home with a private garden to the rear, being level with a large patio, a Bespoke Summerhouse and enjoys breath taking views over the surrounding countryside and the Teifi Valley.

The property also benefits from a detached garage and a large tarmacadamed driveway with ample parking and turning space.

Although being private it is only a short level walk to nearby Shops within the Village, 5 miles from Lampeter and a 25 minute drive to the Cardigan Bay Coast.

A property of this calibre does not come to the market often, especially in a Village location.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door with side glazed panel, oak flooring and oak staircase to the first floor accommodation.



BATHROOM

13' 3" x 7' 4" (4.04m x 2.24m). A stylish suite with a walk-in shower facility, low level flush w.c., multi drawer vanity unit with wash hand basin, extractor fan, spot lighting, underfloor heating.



GROUND FLOOR BEDROOM 5

10' 8" x 8' 7" (3.25m x 2.62m). With underfloor heating.



GROUND FLOOR BEDROOM 4

13' 6" x 11' 8" (4.11m x 3.56m). With built-in wardrobes, underfloor heating.



EN-SUITE TO BEDROOM 4

A modern suite comprising of an enclosed shower cubicle, multi drawer vanity unit with wash hand basin and enclosed w.c., shaver point, spot lighting, extractor fan, underfloor heating.



LIVING ROOM

16' 3" x 16' 0" (4.95m x 4.88m) into bay. With oak flooring, double aspect windows, wall lights, oak flooring with underfloor heating.



LIVING ROOM (SECOND IMAGE)



OPEN PLAN KITCHEN/DINER

29' 7" x 12' 4" (9.02m x 3.76m) in total.

KITCHEN AREA

A modern fitted kitchen with a range of wall and floor units with work surfaces over and breakfast bar, stainless steel 1 1/2 sink and drainer unit with food incinerator built-in, Belling electric cooker stove, integrated dishwasher, spot lighting, oak flooring with underfloor heating.



DINING AREA

With oak flooring and underfloor heating, patio doors to the rear garden area, wall lights.



UTILITY ROOM

13' 7" x 9' 3" (4.14m x 2.82m). Matching the kitchen with a range of wall and floor units with stainless steel sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, rear entrance door, spot lighting, cloak room with shelving and the underfloor heating manifold.



FIRST FLOOR

GALLERIED LANDING

With Velux roof window, large walk-in airing cupboard, access to the loft space via a drop down ladder.



PRINCIPLE BEDROOM 1

28' 0" x 9' 3" (8.53m x 2.82m). With two radiators, access to undereaves storage area, double doors opening onto the Juliet balcony.



BEDROOM 1 (SECOND IMAGE)



VIEW FROM BEDROOM 1



EN-SUITE TO BEDROOM 1 (JACK AND JILL)

13' 5" x 7' 2" (4.09m x 2.18m). A contemporary fully tiled 4 piece suite with a jacuzzi bath, walk-in shower, low level flush w.c., multi drawer vanity unit, radiator.



BEDROOM 2

13' 10" x 13' 3" (4.22m x 4.04m) into bay. With radiator, walk-in wardrobe.



BEDROOM 3

13' 5" x 13' 3" (4.09m x 4.04m) into bay. With radiator, large walk-in wardrobe, access to undereaves storage area.



LOFT SPACE

Being boarded and insulated and running the whole length of the property. Providing great storage area.

EXTERNALLY

GARAGE

17' 2" x 15' 0" (5.23m x 4.57m). With electric roller shutter door, side service door and housing the air source heating system.

BESPOKE SUMMERHOUSE

Providing great outdoor space and entertaining area.



GARDEN

An enclosed private garden area being landscaped to offer a large paved patio area and a manicured level lawn all of which enjoying a breath taking backdrop over Highmead Estate Land and the Teifi Valley beyond. There also lies pathways to either side of the property for ease of access and maintenance.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



PARKING AND DRIVEWAY

An extensive tarmacadamed driveway with ample parking and ease of manoeuvring/turning.



FRONT OF PROPERTY



REAR OF PROPERTY



VIEWS FROM REAR



AGENT'S COMMENTS

An exciting opportunity. A substantial home in a picturesque Village setting. Prepare to be impressed.

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 Carmarthenshire County Council. Council Tax Band for the property - 'F'.

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 heating, privately owned solar panels, triple glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

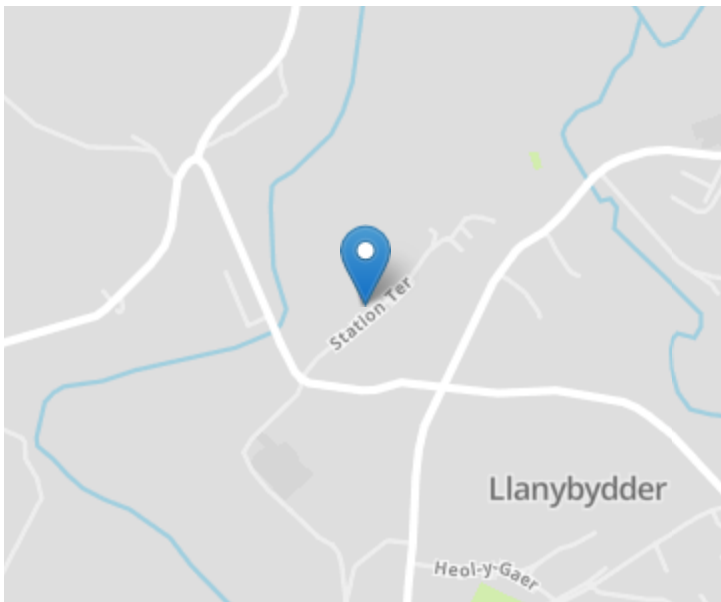
Directions

From Lampeter take the A485 road to Llanybydder. On reaching the main square turn right by Nisa. Continue down the hill. At the bottom square opposite the former Black Lion Public House turn right into Station Terrace. Continue through Station Terrace passing Station Yard Garage on your left and Wilson Timber on your right. Continue straight ahead and the property will be located thereafter 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

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'.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	88
(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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