

*A fine rural position. An improvable 3 bedroomed detached bungalow set in generous grounds.
Troedyrhiw, Cribyn, West Wales*



Caeronnen, Troedyrhiw, Cribyn, Lampeter, Ceredigion. SA48 7QJ.

£225,000

REF: R/4252/LD

- *** No onward chain - Motivated Seller *** A fine rural position *** An improvable detached 3
bedroomed country bungalow *** In need of general modernisation and updating *** Set in
generous grounds - Backing onto open country fields *** LPG fired central heating
- *** Two useful garage/workshops *** Ample parking *** Double access driveway
- *** Pretty rural Hamlet of Troedyrhiw - Outskirts of Cribyn *** Between Lampeter and
Aberaeron



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LOCATION

The rural Hamlet of Troedyrhiw lies less than 2 miles from the Village of Cribyn and some 6 miles from the University Town of Lampeter which lies within the Teifi Valley offering a comprehensive range of shopping and schooling facilities and some 8 miles from Cardigan Bay at the Georgian and Harbour Town of Aberaeron. OS Grid Reference Number 499/523.

GENERAL DESCRIPTION

A rural detached country bungalow in need of general modernisation but offers comfortable Family living set in an extensive plot within the Hamlet of Troedyrhiw. The property benefits from LPG fired central heating.

Externally it benefits from two adjoining garage/workshops and ample parking via a dual driveway.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH

Leading to

RECEPTION HALL

With radiator.



KITCHEN

9'8" x 9'7", a fitted Kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space, plumbing and space for automatic washing machine, boiler cupboard housing the Viessman LPG boiler.



LEAN-TO UTILITY ROOM

20'1" x 6'6", with fitted wall and floor cupboards, front and rear entrance door.



LIVING ROOM

20'9" x 10'4", with boarded fireplace, windows looking into the rear Conservatory, radiator.



CONSERVATORY

27' x 9', of timber construction with fine views over the garden and access back through into the Utility Room.



INNER HALLWAY

Leading to

FRONT BEDROOM 3

9'8" x 8'6", with radiator.



BATHROOM

Having a 3 piece suite with a recently converted walk-in shower, ow level flush w.c., pedestal wash hand basin, access to the loft space, radiator, large linen cupboard.



FRONT BEDROOM 2

11'9" x 9'6", with radiator.



REAR BEDROOM 1

12'6" x 10'8", with radiator.



EXTERNALLY

OUTBUILDINGS

Comprising of

ATTACHED GARAGE

19'6" x 13'8", with an up and over door, fitted work bench.



WORKSHOP

21' x 13'8", with extended head height and double access doors.



GARDEN

The property sits within an extensive corner plot, being private, having a mature hedge boundary and laid to lawned areas. The rear over looks open farmland.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)**GARDEN (FOURTH IMAGE)****DOG KENNEL****PARKING AND DRIVEWAY**

The property benefits from a double access driveway with ample parking area.

FRONT OF PROPERTY**REAR OF PROPERTY****AGENT'S COMMENTS**

An improvable country bungalow set in a fine rural position.

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.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, LPG fired central heating.

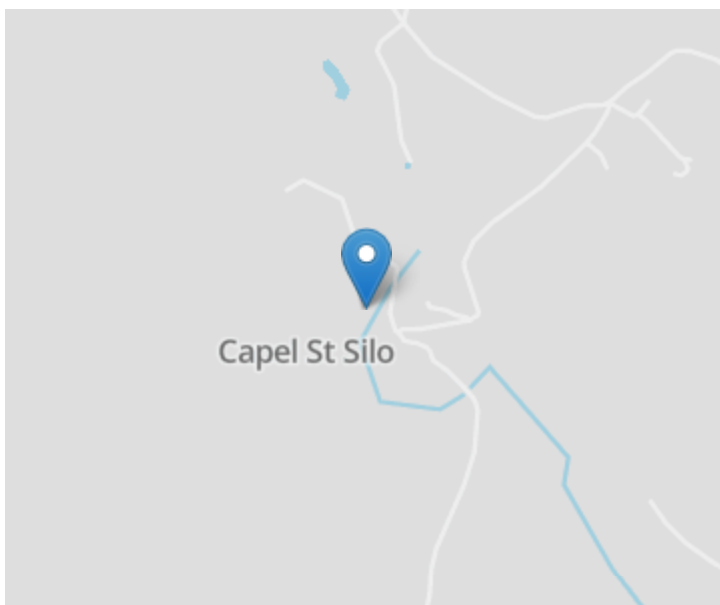
Directions


For ease of directions take the A482 road North West from Lampeter towards Aberaeron for approximately 4 miles to the Village of Temple Bar. At Temple Bar crossroads turn left onto the B4337 Cribyn Road. Follow the course of the road into the Village of Cribyn. At the centre of the Village just past the Church turn right down below the road and keep on this road bearing right for 2 miles until you get to the Hamlet of Troedyrhiw. After passing a Chapel on the left hand side take the first right hand turning then follow the road around and the property will be located on your right 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		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	
<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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