

*Breath taking country views. A substantial highly desirable 4 bedroomed dormer style bungalow set in spacious grounds and enjoying breath taking views over the Ystwyth Valley. Ystrad Meurig, near Devil's Bridge, West Wales*



**Golygfa, Cwrt Fryers, Ysbyty Ystwyth, Ystrad Meurig, Ceredigion. SY25 6AU.**

**£399,000**

**REF: R/4524/LD**

\*\*\* Breath taking views over the Ystwyth Valley \*\*\* A substantial highly desirable country dormer bungalow \*\*\* 4 bedroomed, 3 bathroomed stylish Family proportioned accommodation \*\*\* Modern kitchen and bathroom suites \*\*\* Upgraded air source heating, newly fitted double glazing and good Broadband connectivity

\*\*\* Attached garage with newly fitted electric roller shutter door \*\*\* Extensive Porcelain patio area with hot tub and gazebo \*\*\* Private level lawned garden area with steps leading down to the decking and board walk \*\*\* Summerhouse enjoying views over the surrounding farmland \*\*\* Tarmacadamed driveway with ample parking and turning space

\*\*\* Pleasant and popular Village location within the Ystwyth Valley \*\*\* Close to the Market Towns of Lampeter and Tregaron and the University Town Coastal Resort and Administrative Centre of Aberystwyth \*\*\* A sought after superior and stylish home - A must view



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## LOCATION

The Village of Ysbyty Ystwyth is positioned some 12 miles inland from the University Town Coastal Resort and Administrative Centre of Aberystwyth. The Town has an excellent range of social, leisure and educational facilities. There are some local amenities available in the nearby Village of Pontrhydfendigaid to include Primary School, Public House and Convenience Store. The Market Town of Tregaron is 7 miles to the South which also offers local and national amenities.



## GENERAL DESCRIPTION

Unrivalled and breath taking views over the Ystwyth Valley. Golygfa (meaning "views" in Welsh) offers a substantial, sought after and stylish Family home which currently offers 4 bedroomed, 3 bathroomed accommodation. The property has been completed to a high order and was built back in 2014. It sits on the edge of the Village of Ysbyty Ystwyth and enjoys far reaching views over the Ystwyth Valley.

The property benefits from upgraded air source heating, UPVC double glazing and good Broadband connectivity. It enjoys good parking to the front, an attached garage and a level well maintained garden to the rear that drops down onto a decking and board walk with a summerhouse.

A property deserving early viewing.



## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

With composite front entrance door, pine staircase to the first floor accommodation, laminate flooring.



### BEDROOM 4/POSSIBLE SITTING ROOM

13' 1" x 12' 0" (3.99m x 3.66m).



### W.C.

With pedestal wash hand basin, low level flush w.c., tiled



flooring, extractor fan.



### DINING ROOM

13' 0" x 9' 5" (3.96m x 2.87m).



### BEDROOM 3

14' 2" x 10' 6" (4.32m x 3.20m). With door through to a 'Jack and Jill' en-suite.



### 'JACK AND JILL' EN-SUITE

5' 9" x 6' 6" (1.75m x 1.98m). A stylish suite comprising of a

corner shower cubicle, low level flush w.c., pedestal wash hand basin, extractor fan.



### MODERN KITCHEN/LIVING AREA

33' 8" x 11' 8" (10.26m x 3.56m).

### KITCHEN AREA

An impressive Oak 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 oven and grill, 4 ring hob, integrated fridge, dishwasher, tiled flooring, large store cupboard.



### LIVING AREA

With an open fireplace with a raised hearth housing a cast iron multi fuel stove with an oak beam, two French doors opening onto the rear Porcelain patio area.



**OPEN FIREPLACE IN LIVING AREA**



**UTILITY ROOM**

8' 1" x 6' 8" (2.46m x 2.03m). With fitted units with single drainer sink unit with mixer tap, tiled flooring, plumbing and space for automatic washing machine and tumble dryer, UPVC rear entrance door.



**FIRST FLOOR**

## LANDING

With Velux roof window, radiator, airing cupboard with radiator.



## BEDROOM 2

13' 3" x 21' 3" (4.04m x 6.48m) into bay. With panoramic views over the Ystwyth Valley, door through to store room/play room.



## STORE ROOM/PLAY ROOM

12' 4" x 8' 3" (3.76m x 2.51m). Having limited head height, Velux roof window, radiator, under eaves storage.

## FAMILY BATHROOM

5' 8" x 9' 2" (1.73m x 2.79m). A modern suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, tiled flooring, Velux roof window, heated towel rail.





## PRINCIPLE BEDROOM 1

16' 3" x 14' 5" (4.95m x 4.39m). into bay. With panoramic views over the Ystwyth Valley, Velux roof window, radiator.



## WALK THROUGH DRESSING AREA

9' 8" x 6' 4" (2.95m x 1.93m). With oak fronted fitted wall to wall wardrobes, radiator, Velux roof window.



## EN-SUITE SHOWER ROOM TO BEDROOM 1

9' 7" x 8' 9" (2.92m x 2.67m). With a free standing shower, low level flush w.c., pedestal wash hand basin, tiled flooring,

extractor fan, heated towel rail, Velux roof window.



## EXTERNALLY

### ATTACHED GARAGE

18' 0" x 12' 0" (5.49m x 3.66m). With a recently fitted electric roller shutter door, rear entrance door, housing the hot water cylinder for the Vaillant air source heat pump.



## PARKING AND DRIVEWAY

A tarmacadamed driveway is located to the front of the property with ample parking and turning space with paths leading to either side of the property to the rear garden.



### GARDEN AREA

Here lies the true beauty of this substantial Family residence. The garden has been landscaped by the current Vendors with an extensive Porcelain patio area that leads right across the rear of the property which provides a magnificent vista point over the surrounding Valley. The patio leads onto a level lawned area being well maintained and manicured with a range of ornamental trees and flower and shrub borders.

The lower end of the garden has steps leading down to two decking areas with an adjoining board walk with a delightful SUMMERHOUSE enjoying views over the neighbouring property's land and pond. Truly idyllic and private location.



### GARDEN AREA (SECOND IMAGE)



### GARDEN AREA (THIRD IMAGE)



### PORCELAIN PATIO AREA





BOARD WALK



SUMMERHOUSE



HOT TUB



HOT TUB (SECOND IMAGE)



VIEW FROM THE PROPERTY



AGENT'S COMMENTS

A magnificent property enjoying breath taking views. A must see.

## **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 - 'E'.

## **MONEY LAUNDERING REGULATIONS**

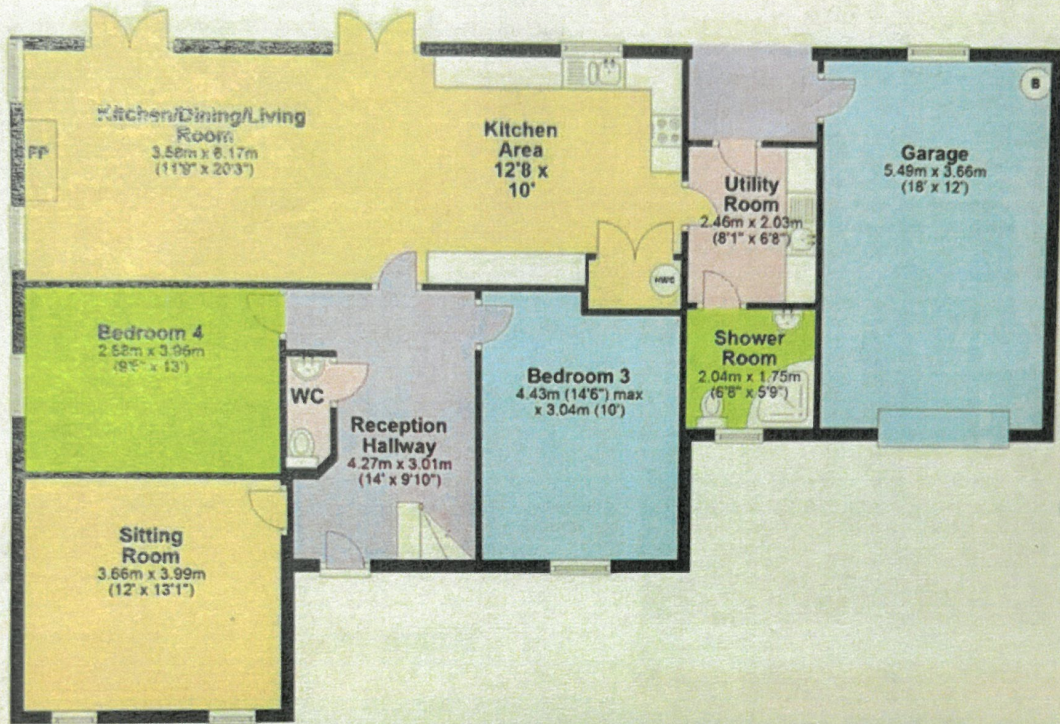
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## **Services**

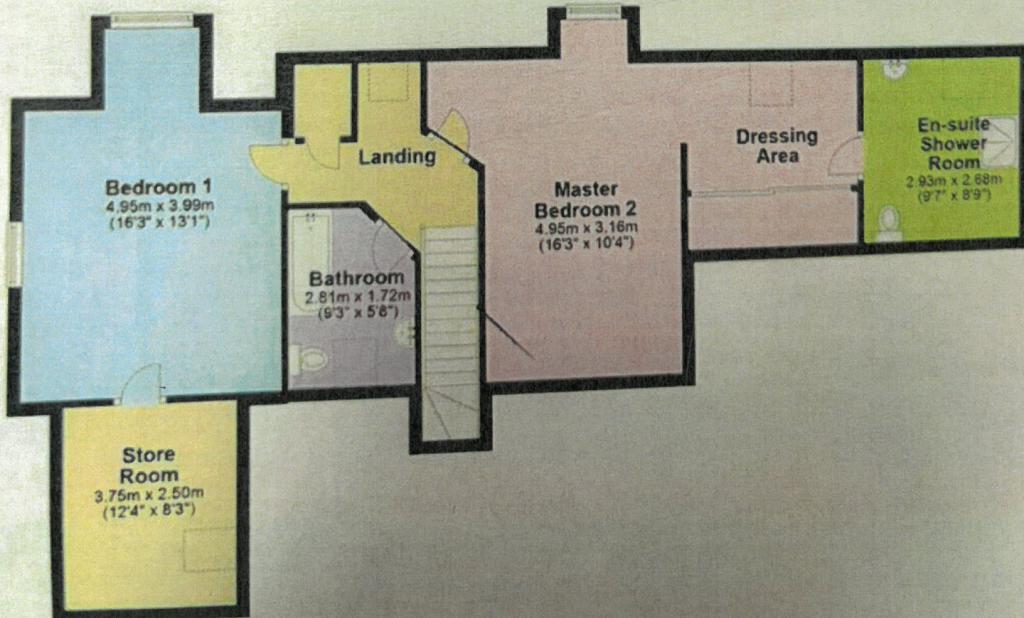
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, air source heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



# Ground Floor



# First Floor



The Floor plans are for guidance only

**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Air Source Heat Pump.

Double Glazing.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** Level access. Level access shower.

**EPC Rating:** B (81)

**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

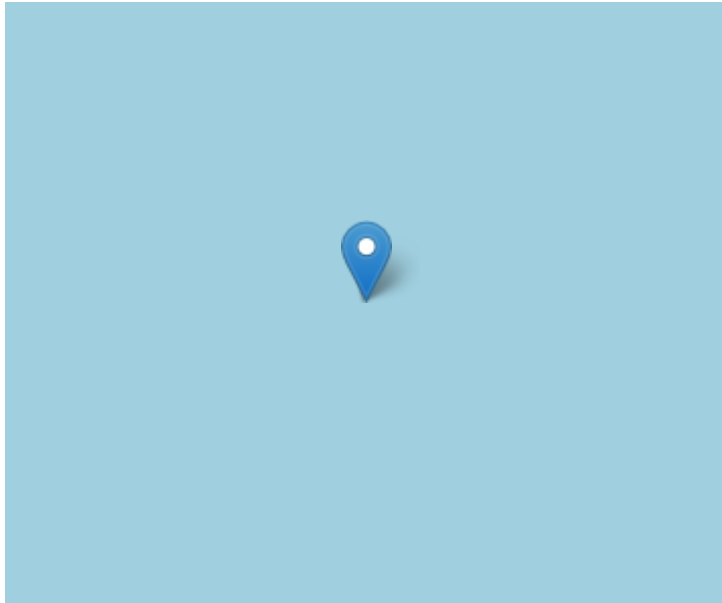
**Is the property listed?** No

**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





## Directions


The property is best approached by taking the A485 from Lampeter North towards Tregaron. Proceed to Tregaron and continue North out of the Market Town onto the B4343 for Pontrhydfendigaid. Once reaching Pontrhydfendigaid turn left onto the B4343 Devil's Bridge road. Continue to the Village of Ffair Rhos. Continue along the B4343 until reaching Ysbyty Ystwyth. Golygfa will be the second bungalow 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	81	
(55-68) <b>D</b>		
(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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