

*The perfect Family home with an imposing double fronted 4 bedroomed, 3 bathroomed detached house with a range of outbuildings, gardens and ample parking. Cwrtnewydd, near Llanybydder, West Wales*



Cae Glas, Cwrtnewydd, Llanybydder, Ceredigion. SA40 9YH.

**£395,000**

**REF: R/4920/LD**

\*\*\* The perfect Family home \*\*\* A modern and imposing 4 bedroomed Family proportioned accommodation \*\*\*  
Comfortable living with sizeable kitchen and 3 bathrooms \*\*\* Oil fired central heating, UPVC double glazing and good  
Broadband connectivity \*\*\* Well proportioned and well presented accommodation

\*\*\* Generous plot on the edge of a Village location \*\*\* Lawned garden with a range of flower, shrub beds and trees \*\*\*  
Tarmacadamed driveway with ample parking and turning space \*\*\* Useful studio/potential annexe with electricity and water  
connected \*\*\* Workshop and garage with electric roller shutter door

\*\*\* Convenient edge of Village location \*\*\* 6 miles from the University Town of Lampeter and 3 miles from the Market  
Village of Llanybydder \*\*\* Fine views to the front over open countryside \*\*\* Contact us today to view



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## LOCATION

Attractively positioned within the rural Community Village of Cwrtnewydd, only 3 miles from the Teifi Valley Market Town of Llanybydder offering a good range of local facilities, some 6 miles from the University Town of Lampeter and within easy driving distance of the Ceredigion Heritage Coastline renowned for its sandy beaches and secluded coves, to the West.

## GENERAL DESCRIPTION

A sizeable Family home enjoying an edge of Village location. The property boasts 4 bedroomed, 3 bathroomed accommodation along with comfortable ground floor living areas.

Externally it sits within a sizeable plot with a front and rear garden, a gated tarmacadamed driveway, useful studio/potential annexe that could be utilised for further living accommodation (subject to consent), workshop and garage.

As it stands it is the perfect Family home enjoying a semi rural location with fine views to the front.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL

Accessed from a covered front porch area via a UPVC wood effect half glazed front entrance door with stained glass window with an image of Daffodils, radiator, solid oak flooring, timber staircase to the first floor accommodation.



## RECEPTION HALL (SECOND IMAGE)





## LIVING ROOM

21' 0" x 13' 0" (6.40m x 3.96m). With picture window to the front overlooking the open countryside, two radiators, timber surround fireplace with an electric Real Flame effect fire (not tested).



## LIVING ROOM (SECOND IMAGE)



## DINING ROOM

13' 6" x 11' 9" (4.11m x 3.58m). With radiator, picture window to the front, solid oak flooring, French doors opening onto the Kitchen.



## KITCHEN

15' 2" x 11' 8" (4.62m x 3.56m). An oak fitted kitchen with a range of wall and floor units with newly fitted placed work surfaces over, 1 1/2 bowl sink and drainer unit, Belling gas/electric cooker stove with extractor fan over, built-in dishwasher, space for fridge/freezer, strip lighting, tiled flooring, radiator.



## UTILITY ROOM

13' 0" x 12' 0" (3.96m x 3.66m). With fitted floor cupboards, stainless steel single drainer sink unit, space and plumbing for automatic washing machine and tumble dryer, tiled flooring.



## BOILER ROOM

Housing the Worcester oil fired combi central heating boiler.

## WALK-IN PANTRY

## GROUND FLOOR SHOWER ROOM

With low level flush w.c., wash hand basin, radiator, extractor fan, fully tiled walls, glazed double shower cubicle with mains fed power shower, tiled flooring.



## FIRST FLOOR

## GALLERIED LANDING

With stairs leading from the Reception Hall, access to an insulated loft space via a drop down ladder, airing cupboard being shelved and with a radiator.



## FAMILY BATHROOM

11' 9" x 7' 2" (3.58m x 2.18m). Having a pleasant 3 piece suite comprising of a tiled panelled bath, pedestal wash hand basin, low level flush w.c., double shower cubicle with a newly fitted Mira electric shower, fully tiled walls, radiator, extractor fan, shaver light and point, tiled flooring.





## BEDROOM 4

8' 6" x 9' 2" (2.59m x 2.79m). With radiator, large built-in wardrobe with radiator.



## BEDROOM 3

10' 0" x 11' 9" (3.05m x 3.58m). With radiator, a 'His and Hers' built-in wardrobes with radiator.



## BEDROOM 2

11' 7" x 14' 8" (3.53m x 4.47m). With radiator, views overlooking the open countryside to the front, 'His and Hers' built-in wardrobes with radiator.



## PRINCIPLE BEDROOM 1

15' 2" x 12' 9" (4.62m x 3.89m). With radiator, with 'His and Her's' built-in wardrobes with radiator.





## EN-SUITE SHOWER ROOM TO BEDROOM 1

Being fully tiled, with low level flush w.c., pedestal wash hand basin, newly fitted 5ft shower cubicle with mains fed shower, extractor fan, radiator.



## EXTERNALLY

### STUDIO/POTENTIAL ANNEXE

18' 0" x 24' 0" (5.49m x 7.32m). Of block construction with UPVC double glazed windows and door, insulated roof space, mains drainage, hot and cold running water, electricity connected. The building is currently utilised as studio space but could offer itself as an office, potential annexe, workshop, etc.



## STUDIO (SECOND IMAGE)



## STUDIO (THIRD IMAGE)



## WORKSHOP

12' 6" x 13' 5" (3.81m x 4.09m). Of block construction with electricity connected.





## GARAGE

19' 4" x 18' 5" (5.89m x 5.61m). With electric roller shutter door, concrete flooring, electricity connected and insulated roof space.



## PLEASE NOTE

The outbuilding offers great potential for further or additional accommodation as an annexe (subject to consent).

## FRONT GARDEN

To the front of the property lies a low walled garden area being laid mostly to lawn with a fantastic range of flower and shrub borders with various patio areas providing great outside entertaining space.



## PATIO AREA



## REAR GARDEN

To the rear of the property also lies a terraced garden area laid to Astroturf with various potted plants.

## VEGETABLE GROWING GARDEN AREA

To the side of the property lies a small POLY TUNNEL and raised beds.

## PARKING AND DRIVEWAY

A gated tarmacadamed driveway with ample parking and turning space for several vehicles.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## VIEWS FROM PROPERTY



## 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 - 'F'.

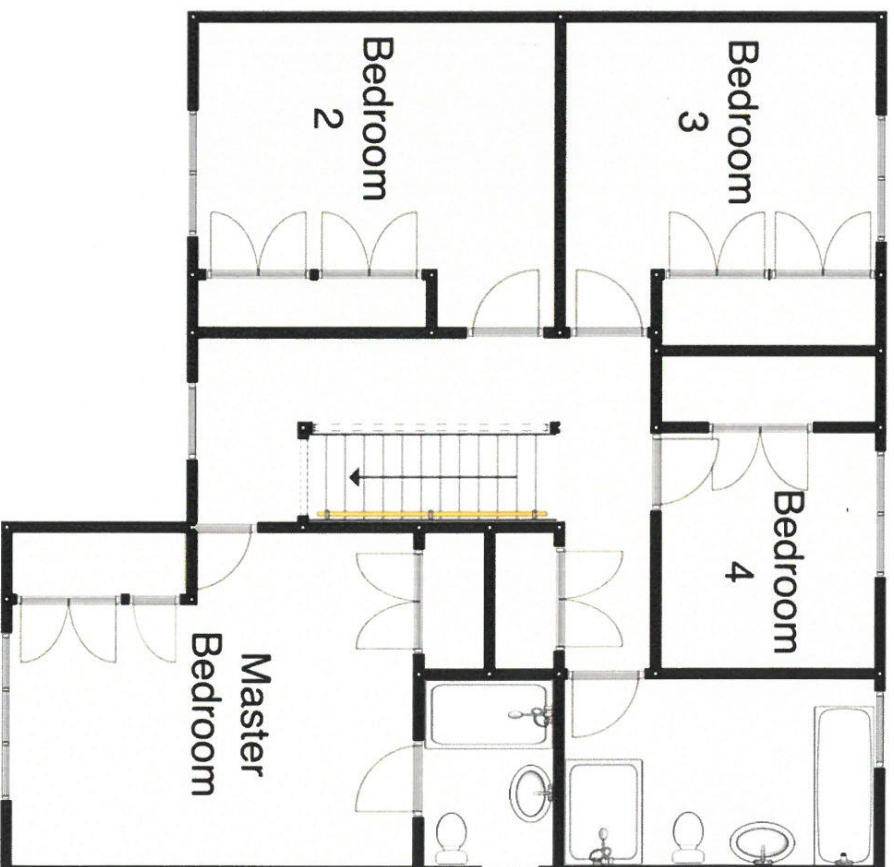
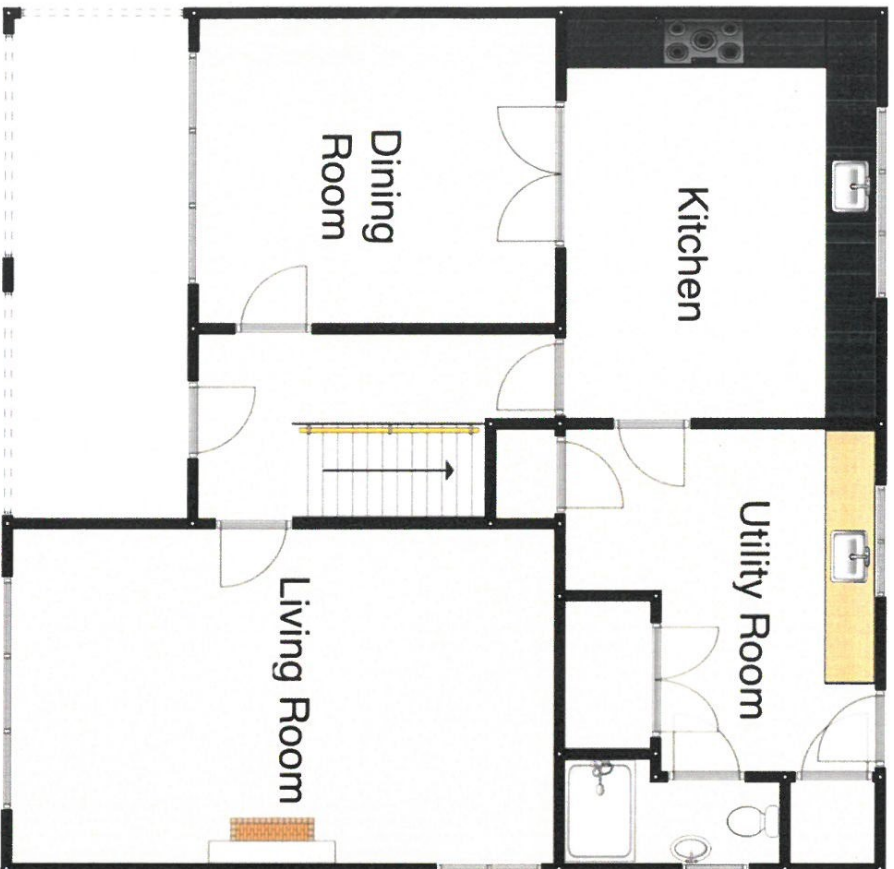
## MONEY LAUNDERING REGULATIONS

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





Cae Glas SA40 9YH

**Council Tax:** Band F

N/A

**Parking Types:** Driveway. Garage. Gated.  
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 (61)

**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


From Lampeter take the A475 Newcastle Emlyn roadway. Continue through the Village of Llanwnnen and onto the Village of Drefach. In Drefach take the second exit on the roundabout towards Cwrtnewydd. The property can be found on entering the Village 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](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>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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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