

A well presented semi detached 3/4 bed roomed house with delightful garden. Llanfair Clydogau, near Lampeter, West Wales



5 Bro Clywedog Llanfair Clydogau, Lampeter, Ceredigion. SA48 8LD.

£185,000

REF: R/4079/LD

*** A well presented semi detached house *** Comfortable 3/4 bed roomed, 2 bathroomed Family proportioned accommodation *** LPG fired central heating and recently fitted UPVC double glazing

*** Pleasant well maintained front and rear garden with a good range of mature shrubs and ornamental bushes *** Lawned areas with a Fish pond *** Garden shed and raised decking *** Fine views and backing onto open farmland *** Off street parking for up to 2 vehicles to front of property

*** Centre of popular Village Community - With Village Shop and Post Office *** 4 miles distant from the University Town of Lampeter and 7 miles from the Market Town of Tregaron *** A must view - Contact us today *** Suiting 1st Time Buyer/Family Occupiers



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LOCATION

The property is located in the popular rural Village of Llanfair Clydogau, with Community Post Office/Shop and Places of Worship, 3 miles from the Villages of Cellan and Llanddewi Brefi, with a wider range of facilities, and just 4.5 miles from the thriving University Town of Lampeter. The property is located on a regular Bus route.

GENERAL DESCRIPTION

Here we have a comfortably appointed and well presented 3/4 bed roomed, 2 bathroomed Family sized property that benefits from LPG fired central heating, recently fitted double glazing and a pleasant front and rear garden. The accommodation is arranged and it could be sub divided with potential for a B&B or extended Family with relative ease. The accommodation provides more particularly the following.

STORM PORCH

To

RECEPTION HALL

With UPVC front entrance door, radiator, staircase to the first floor accommodation.

CLOAKROOM

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

SITTING ROOM/BEDROOM 4

10' 9" x 8' 8" (3.28m x 2.64m). With radiator, fine views over the rear garden.



SHOWER ROOM/WET ROOM

With tiled floor and walls, walk-in shower facility with Triton electric shower, radiator.



KITCHEN

11' 6" x 11' (3.51m x 3.35m). A Shaker style fitted kitchen with a range of wall and floor units with fitted work surfaces and under counter lights, stainless steel sink and drainer unit, electric cooker (not tested) with extractor hood over, plumbing and space for automatic washing machine, UPVC rear entrance door to the garden.



LIVING ROOM

20' 7" x 10' 8" (6.27m x 3.25m). With a modern tiled fireplace incorporating an LPG gas fire, two radiators.



First Floor

LANDING

Approached by a timber staircase from the Reception Hall with a spacious landing area with a built-in airing cupboard housing the Worcester combination LPG gas boiler, separate built-in storage cupboard, access to the loft space.

BEDROOM 1

12' 9" x 8' 4" (3.89m x 2.54m). With radiator and built-in wardrobe.



BEDROOM 2

11' x 11' (3.35m x 3.35m). With radiator.



BEDROOM 3

8' 8" x 7' 8" (2.64m x 2.34m). With radiator.



FAMILY BATHROOM

A pleasant suite comprising of a panelled bath, pedestal wash hand basin, low level flush w.c., fully tiled, radiator.



Externally

GARDEN

Attractive front cottage style garden area with lawns and flower and shrubbery borders with a gated entrance and parking for one vehicle.

To the side of the property lies a further area of garden that opens up to a more spacious rear area with attractive lawned gardens and an ornamental Fish pond with rockery, various outdoor seating and entertaining areas with raised decking.

The property enjoys fine views to the rear and also backs onto open farmland.

FRONT GARDEN



REAR GARDEN



REAR GARDEN (SECOND IMAGE)



ORNAMENTAL FISH POND



GARDEN SHED

15' 0" x 8' 0" (4.57m x 2.44m).

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

A spacious Family home in a popular Village Community.

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'.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, LPG gas fired central heating, recently fitted UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available

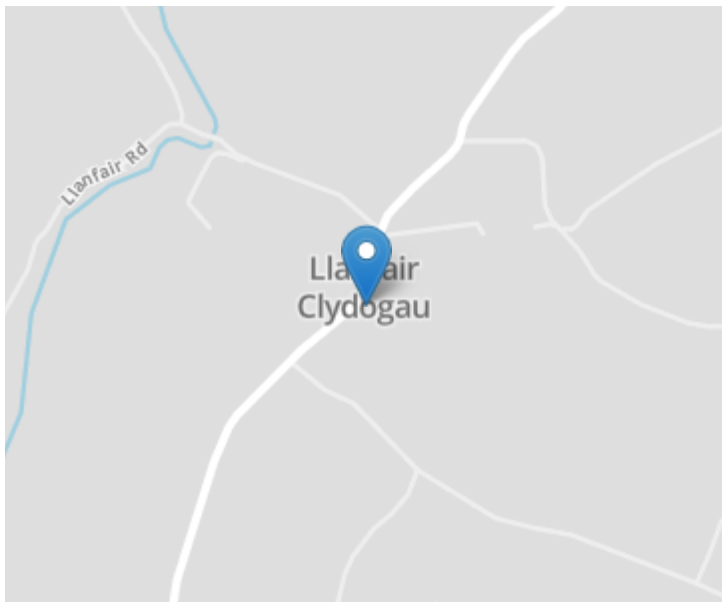
Directions

From Lampeter take the A482 South over Lampeter Bridge towards Cwmann, passing the former Cwmann Tavern Public House, and proceed up the hill. Turn immediately left onto the B4343 Llanfair Clydogau road. Proceed through the Village of Cellan and over the bridge into Llanfair Clydogau. The property will be seen 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'.

To keep up to date please visit our Website, Facebook and Instagram Pages



For further information or to arrange a viewing on this property please contact :

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