

Regulated by:



RICS



Since 1989

Delightfully positioned detached bungalow in stunning gardens with fine views over the Teifi Valley. Cribyn, near Lampeter, West Wales.



Tremle, Cribyn, Lampeter, Ceredigion. SA48 7NZ.

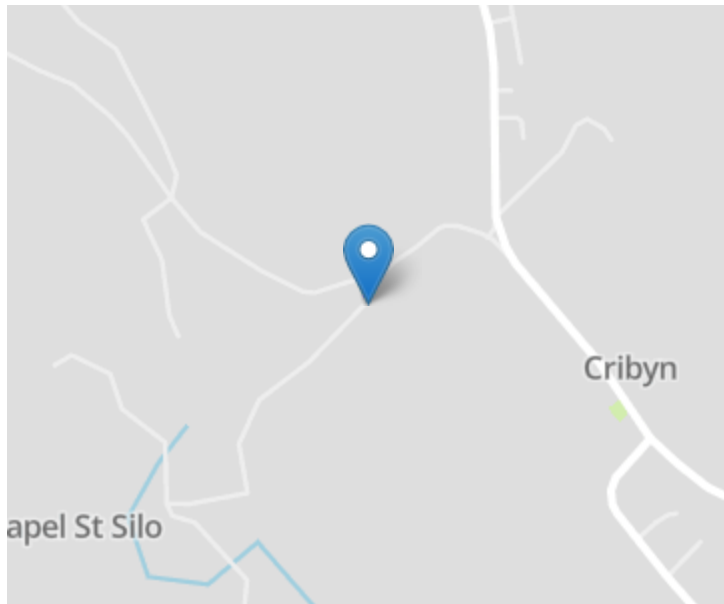
REF: R/3248/LD

£335,000

*** Unexpectedly Available - Motivated Seller *** Delightfully positioned detached bungalow *** Refurbished 3/4 bed roomed accommodation with modern kitchen and bathroom *** On an elevated plot with fine views over the beautiful Teifi Valley

*** Extensive terraced plot with ample parking to the front *** Attached garage, workshop and potting shed *** Stunning well stocked gardens - Full of colour *** Generous rear decking with steps leading to the garden *** Various garden walks, flower beds and orchard

*** Conveniently positioned in a popular rural Village *** 4 miles from Lampeter and 7 miles from Aberaeron *** Viewing recommended - Contact us today for viewing *** Perfect Family home or for retirement living



LOCATION

Cribyn is located on the B4337 road between Temple Bar and Llanwnnen and is set amongst delightful countryside, just 4 miles from the University Town of Lampeter in the Teifi Valley and 7 miles from the Georgian Harbour Town of Aberaeron.

GENERAL DESCRIPTION

The placing of Tremle on the open market offers potential Purchasers an opportunity to acquire a conveniently positioned and well presented 3/4 bed roomed detached bungalow enjoying an elevated plot with fantastic views over the Teifi Valley.

The property has been refurbished in recent years and offers a modern kitchen and bathroom along with an LPG fired central heating system having a recently fitted Worcester Bosch combi boiler. The property is fully loft and cavity wall insulated.

A particular feature of the property is its well stocked terraced rear garden with various flower beds, shrubbery and walkways and enjoying breathtaking vista points over the surrounding Valley.

The accommodation at present offers more particularly the following:-

FRONT PORCH

With side UPVC front entrance door.

RECEPTION HALL



Front entrance door with side glazed panels, built-in airing cupboard with LPG fired central heating system, radiator.

LIVING ROOM



14' 0" x 11' 6" (4.27m x 3.51m). With 8ft sliding doors to the patio area, enjoying fantastic views over the Teifi Valley, radiator, click laminate flooring.

SNUG/BEDROOM 4

9' 11" x 13' 8" (3.02m x 4.17m). With an open fireplace having an oak surround with LPG connection still in-situ, radiator.

KITCHEN

14' 7" x 11' 8" (4.45m x 3.56m). A Shaker style fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit, 4 ring hob with extractor hood over, Hotpoint double oven and grill, radiator, large picture window enjoying views over the rear patio and garden.

KITCHEN (SECOND IMAGE)**UTILITY ROOM**

9' 8" x 7' 3" (2.95m x 2.21m). Having fitted units with 1 1/2 bowl stainless steel sink and drainer unit, plumbing and space for automatic washing machine and dishwasher, large pantry cupboard.

OFFICE SPACE

9' 4" x 7' 4" (2.84m x 2.24m). With radiator.

REAR HALLWAY

With glazed rear entrance door, walk-in storage/boot room.

W.C.

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

BEDROOM 1

10' 6" x 8' 7" (3.20m x 2.62m). With radiator.

FAMILY BATHROOM

8' 7" x 6' 2" (2.62m x 1.88m). A modern suite with a panelled bath having shower over, low level flush w.c., pedestal wash hand basin, extractor fan, radiator.

BEDROOM 2

14' 4" x 8' 6" (4.37m x 2.59m). With built-in wall to wall wardrobes, radiator.

BEDROOM 3

13' 3" x 11' 1" (4.04m x 3.38m). With radiator, free standing wardrobes.

ATTACHED GARAGE

16' 7" x 9' 4" (5.05m x 2.84m). With electrically operated up and over door.

EXTERNALLY

WORKSHOP



13' 0" x 11' 5" (3.96m x 3.48m). Of block construction with electricity connected.

REAR POTTING SHED

GREENHOUSE

10' 0" x 8' 0" (3.05m x 2.44m).

GARDEN SHED

6' 0" x 6' 0" (1.83m x 1.83m).

GARDEN

A particular feature of this most delightful detached bungalow is its extensive front and rear terraced garden. To the front of the property lies an attractive level lawned garden area giving expansive views over the open countryside and Valley beyond. The garden also benefits from a range of mature shrubbery.

FRONT GARDEN



REAR GARDEN



Here lies the true beauty of the property. The garden is terraced, being well stocked with an abundance of mature shrubbery, ornamental trees, flower borders and various garden walks.

Directly to the rear of the property lies a large decking area with ornamental Fish pond providing the ideal space for outdoor alfresco dining and entertaining. The garden is private, not overlooked, and with mature hedge boundaries which boasts the most stunning views over the Teifi Valley.

A property that is worthy of early inspection and enjoys fantastic and bright colours all year round. Do not miss out on this great opportunity.

REAR GARDEN (SECOND IMAGE)



REAR GARDEN (THIRD IMAGE)



PARKING AND DRIVEWAY



REAR GARDEN (FOURTH IMAGE)



FRONT OF PROPERTY



DECKING AREA



REAR OF PROPERTY



VIEW FROM PROPERTY



AGENT'S COMMENTS

A fantastic country bungalow in an amazing semi rural position.

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 property - 'E'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, LPG fired central heating having a recently fitted Worcester Bosch combi boiler, triple glazing, telephone subject to B.T. transfer regulations, Broadband available, fully loft and cavity wall insulated.


Directions

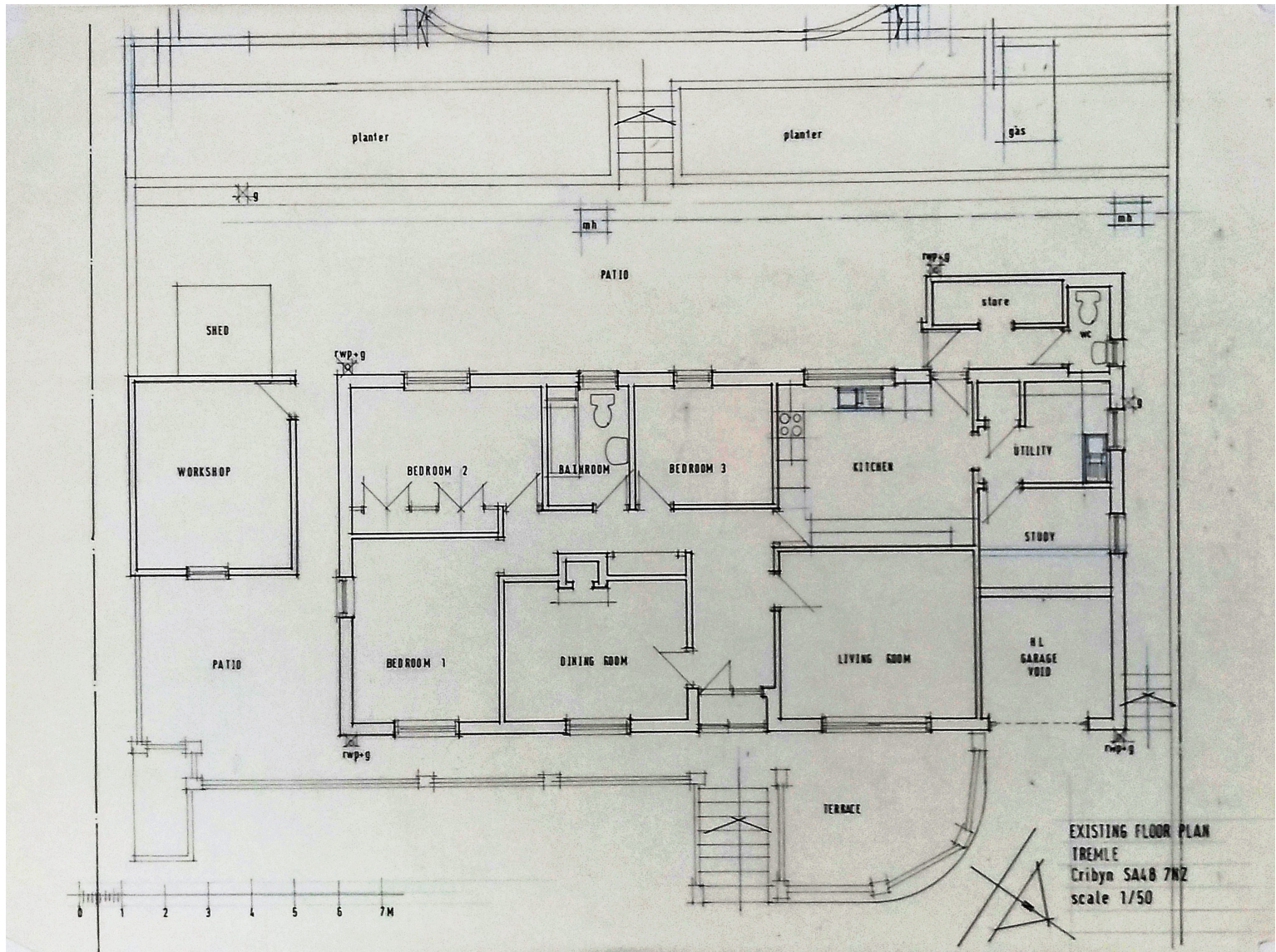
From Lampeter take the A475 road to Llanwnnen. Bear right at the roundabout onto the B4337 signposted Cribyn. Continue into the Village of Cribyn and Tremle will be the first property on your left hand side.

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F	26	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



EXISTING FLOOR PLAN
 TREMLE
 Cribyn SA48 7N2
 scale 1/50