

A beautifully situated south facing Cedarwood style 3 bedroomed bungalow with spacious gardens, within the University town of Lampeter, West Wales



Ael Y Bryn, Maestir Road, Lampeter, Ceredigion. SA48 7PA.

£195,000

R/4417/AM

*** A detached, Cedarwood style bungalow set within commodious grounds with an elevated position *** With fine views over the Teifi Valley and its unspoilt surrounding countryside *** Within close proximity and easy walking distance of all amenities ***

*** The property provides an ideal project with it likely to have been constructed in the 1960's *** Benefiting from oil fired central heating and double glazing *** The property offers 3 bedroomed accommodation with spacious grounds *** Private double driveway *** 2 garages *** Backing onto open fields with fine rural aspect



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LOCATION

Lampeter is a popular University town in the heart of the Teifi Valley, 12 miles in land from Aberaeron on the Ceredigion Heritage Coast and 20 or so miles north of Carmarthen at the gateway to West Wales.

GENERAL

Ael Y Bryn is built of timber frame and clad construction set on a split level plot offering a 3 bedroomed spacious family proportioned bungalow with 2 garages and double drive entry, the property likely to date back to the 1960's. Benefiting from oil fired central heating and full double glazing and is an ideal renovation project with a valuable plot in a sought after area of the town.

The property has fine views over the surrounding unspoilt countryside and the property provides more particularly:-



RECEPTION VESTIBULE

Via double glazed entry door. Door to

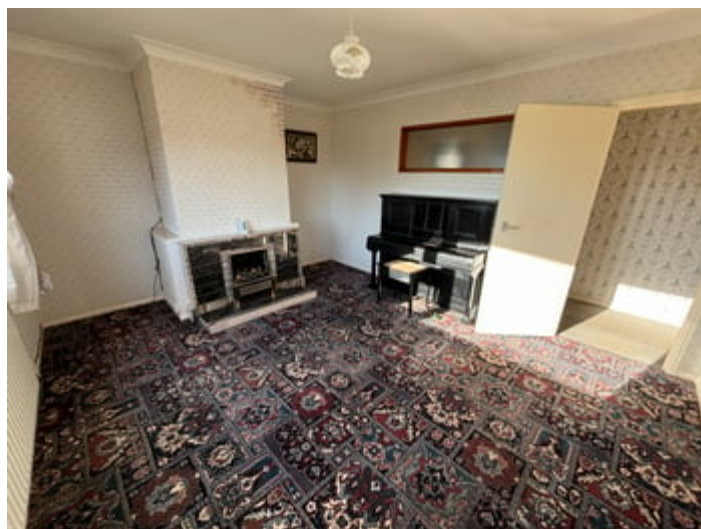
RECEPTION HALL

With built in cupboard.



LOUNGE

14' 4" x 11' 7" (4.37m x 3.53m) with feature fireplace. (Chimney breast still in situ but stack removed externally). Radiator.



BEDROOM 3

9' 7" x 7' 7" (2.92m x 2.31m) with radiator and built in cupboard.



CLOAKROOM

With w.c. and wash hand basin.

INNER HALL

With boiler cupboard with oil combination 'Worcester Heat Slave' boiler running domestic systems.

BATHROOM

7' 6" x 5' 6" (2.29m x 1.68m) with panelled bath, pedestal wash hand basin, low level flush w.c. Extractor fan. Radiator.



BEDROOM 2

14' 8" x 7' 6" (4.47m x 2.29m) with built in wardrobe and radiator.



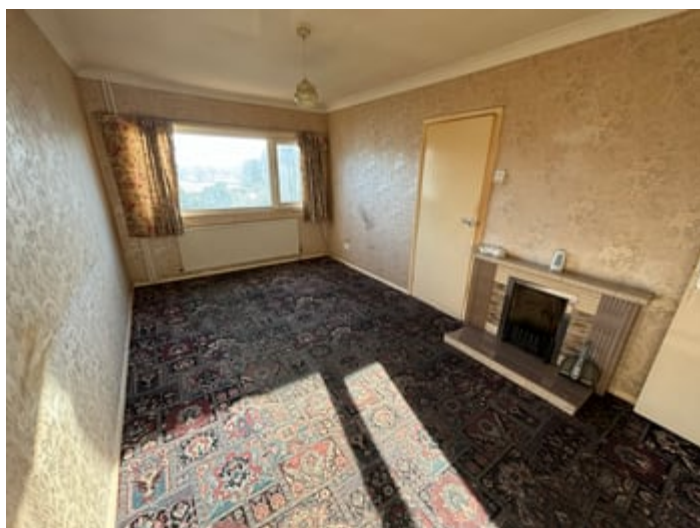
BEDROOM 1

14' 8" x 9' 2" (4.47m x 2.79m) with built in wardrobe and radiator.



LIVING/DINING ROOM

16' 2" x 9' 6" (4.93m x 2.90m) with fireplace and radiator. Ideally suited to be converted to provide kitchen.



UTILITY/CURRENT LEAN-TO KITCHENETTE

15' 8" x 6' 7" (4.78m x 2.01m) with cooker point, sink unit. Plumbing for automatic washing machine. Rear cloakroom and w.c. Radiator.



EXTERNALLY

PARKING AND DRIVEWAY

Double tarmac driveway and parking area.

GARDEN AND GROUNDS

Extensive grounds backing onto open fields.

DETACHED GARAGE

14' 5" x 10' 4" (4.39m x 3.15m)



ALUMINIUM GREENHOUSE

RANGE OF OUTHouses

With outside w.c. and store shed.

INTEGRAL GARAGE

19' 5" x 12' 5" (5.92m x 3.78m) in basement. Water and electricity connected.

FRONT ASPECT



FRONT - SIDE VIEW



VIEW TO REAR



SIDE PATIO AREA



REAR GARDEN



TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band - E

AGENTS COMMENTS

Note: The property is of Cedarwood style and may not be considered mortgageable via conventional lending sources. Further details available from the Sole Selling Agents at the Lampeter office on 01570 423 623

MONEY LAUNDERING REGULATIONS

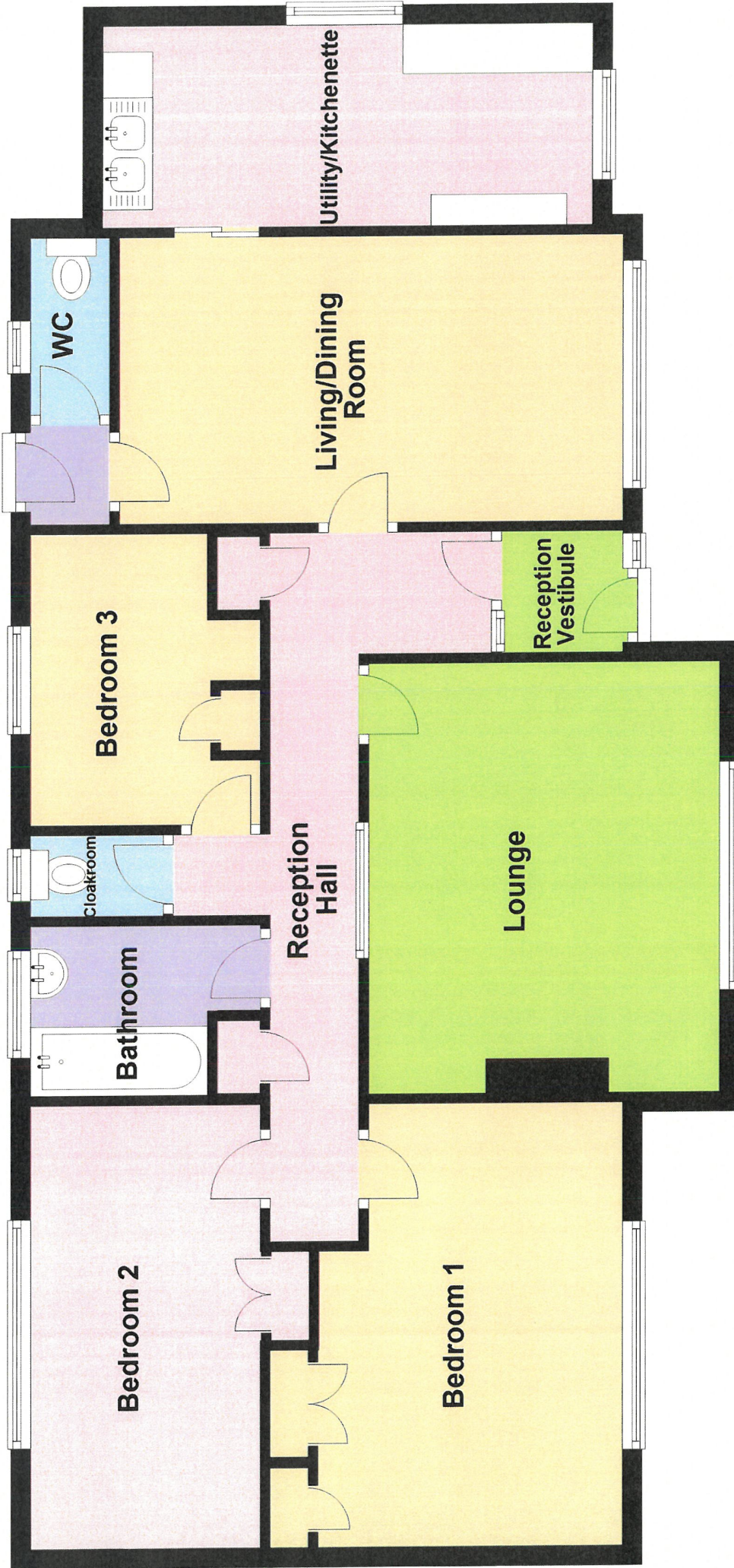
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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. Mains gas is available nearby but not connected. Loft fully insulated. Telephone subject to B.T. transfer regulations, good Broadband speeds available.

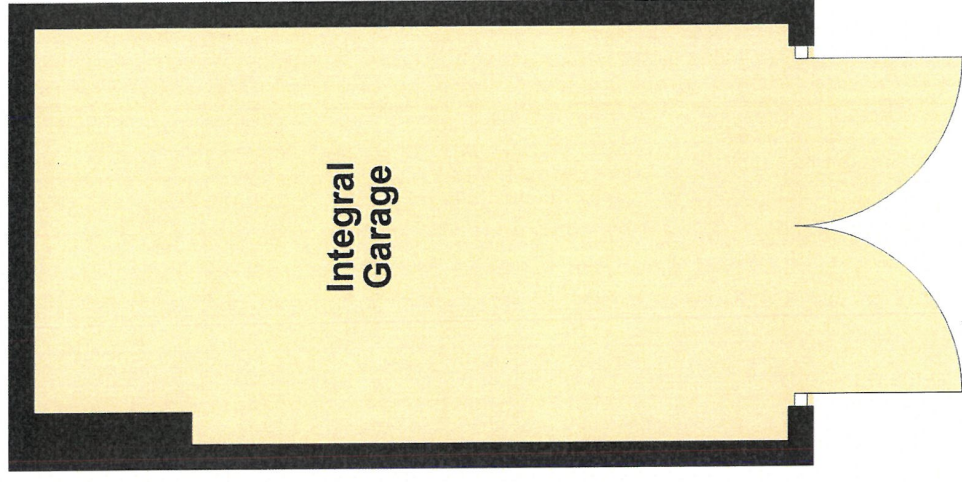
Ground Floor

Approx. 93.7 sq. metres (1008.2 sq. feet)



Basement

Approx. 19.5 sq. metres (210.4 sq. feet)



Total area: approx. 113.2 sq. metres (1218.5 sq. feet)

For illustration purposes only, floor-plan not to scale and measurements are approximate.

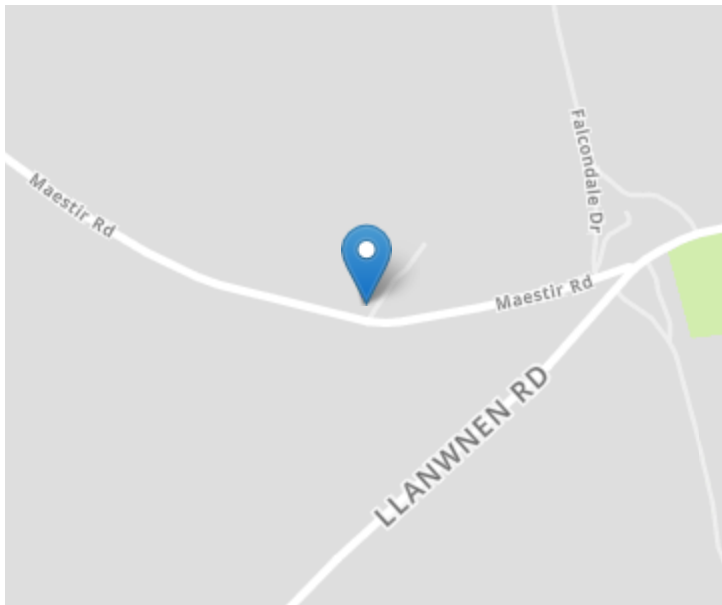
Directions

From Lampeter take the A475 to Newcastle Emlyn road. On leaving the town, pass the Murco garage on your right hand side and shortly after take the right fork up the hill onto Maestir Road. Continue on and you will find the property 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 our properties are also available to view 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		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<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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