

*A highly desirable 4 bedroomed detached Family home with a nice garden and fine views to the rear. Cribyn, near Lampeter/Aberaeron, West Wales*



**Murmur Y Coed, Cribyn, Lampeter, Ceredigion. SA48 7NG.**

**£325,000**

**REF: R/4296/LD**

\*\*\* No onward chain \*\*\* A highly desirable detached Village residence \*\*\* Family 4 bedroomed, 2 bathroomed accommodation \*\*\* Modern kitchen and bathroom suites \*\*\* Oil fired central heating, UPVC double glazing and good Broadband connectivity \*\*\* Well presented and desirable Family home

\*\*\* Low maintenance rear and side lawned garden \*\*\* Enjoying fantastic views over the surrounding countryside to the rear \*\*\* Integral garage and useful utility space \*\*\* Tarmacadamed and extended gravelled driveway with ample parking

\*\*\* Centre of popular Village location - Close to Aberaeron and Lampeter \*\*\* Nearby Schools are located in Felinfach and Drefach, Llanybydder \*\*\* The perfect Family home in a convenient commutable position \*\*\* Contact us today to view



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## LOCATION

Cribyn is located on the B4337 road between Temple Bar and Llanwnnen and is set amongst delightful countryside, just 5 miles from the University Town of Lampeter and 7 miles from the Georgian Coastal and Harbour Town of Aberaeron and the renowned Cardigan Bay Coast. For everyday conveniences Felinfach and Llanwnnen and both within a 5 minute drive.

## GENERAL DESCRIPTION

A delightful and well presented detached Family residence offering 4 bedroomed, 2 bathroomed modern accommodation. The property perfectly suits Family occupation with its convenient and popular Village location, being within close proximity to the Town's of Lampeter and Aberaeron. The property benefits from oil fired central heating, double glazing and good Broadband connectivity.

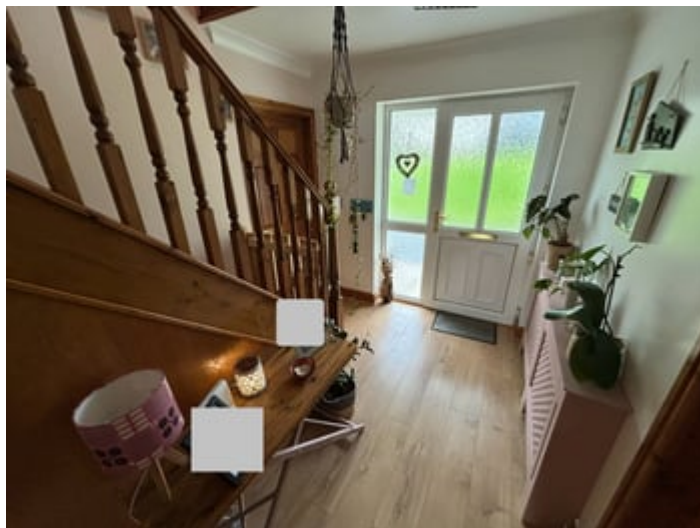
To the rear and side lies a level lawned garden area being low maintenance and enjoys a fantastic backdrop over open countryside. Ample parking is provided to the front and an integral garage.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL

With UPVC front entrance door with side glazed panel, laminate flooring, staircase to the first floor accommodation and radiator.



## SITTING ROOM/HOBBY ROOM

11' 6" x 9' 8" (3.51m x 2.95m). With radiator.



## LIVING ROOM

12' 6" x 15' 3" (3.81m x 4.65m). With laminate flooring, radiator, archway through to the Dining Room.



## DINING ROOM

12' 6" x 9' 0" (3.81m x 2.74m). With laminate flooring, radiator, glazed patio doors opening onto the Conservatory.



## CONSERVATORY

11' 7" x 9' 7" (3.53m x 2.92m). Of UPVC construction under a poly carbonate roof with patio doors to the rear garden.



## KITCHEN/DINER

18' 2" x 12' 0" (5.54m x 3.66m). A modern fitted kitchen with a range of wall and floor units with work surfaces over and a breakfast bar, stainless steel sink and drainer unit, integrated electric oven, 4 ring hob and extractor hood over, integrated dishwasher, picture window overlooking the rear garden.



## KITCHEN/DINER (SECOND IMAGE)



## UTILITY ROOM

7' 5" x 6' 3" (2.26m x 1.91m). With a range of floor units with plumbing and space for an automatic washing machine and tumble dryer, rear UPVC entrance door.



## CLOAKROOM

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

## INTEGRAL GARAGE

16' 9" x 10' 8" (5.11m x 3.25m). With an up and over door, access to the loft space, oil fired boiler.



## FIRST FLOOR

### GALLERIED LANDING

With access to the loft space, large airing cupboard with radiator.

## REAR BEDROOM 4

11' 8" x 9' 8" (3.56m x 2.95m). With views over the rear garden and countryside beyond, radiator.



## BATHROOM

Having a modern 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, shaver light and point, radiator.



### REAR BEDROOM 3

12' 6" x 10' 5" (3.81m x 3.17m). With radiator, enjoying fantastic views over the rear garden and the countryside beyond.



### FRONT BEDROOM 1

13' 4" x 12' 6" (4.06m x 3.81m). With radiator.



### EN-SUITE TO BEDROOM 1

A modern 3 piece suite with a corner shower cubicle, pedestal wash hand basin, shaver light and point, low level flush w.c., extractor fan.



### FRONT BEDROOM 2

11' 8" x 9' 4" (3.56m x 2.84m). With radiator.



## EXTERNALLY

### GARDEN

The property enjoys a low maintenance level garden area to the rear being laid to level lawn with concrete pathways that surround the property. The garden offers a breath taking vista point over the surrounding countryside.



GARDEN (SECOND IMAGE)



### PARKING AND DRIVEWAY

A tarmacadamed and extended gravelled driveway with ample parking and turning space.



REAR OF PROPERTY



VIEW FROM PROPERTY



### AGENT'S COMMENTS

A highly desirable and delightful Village residence offering comfortable and spacious Family accommodation.

## **TENURE AND POSSESSION**

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

## **COUNCIL TAX**

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - To be confirmed.

## **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.

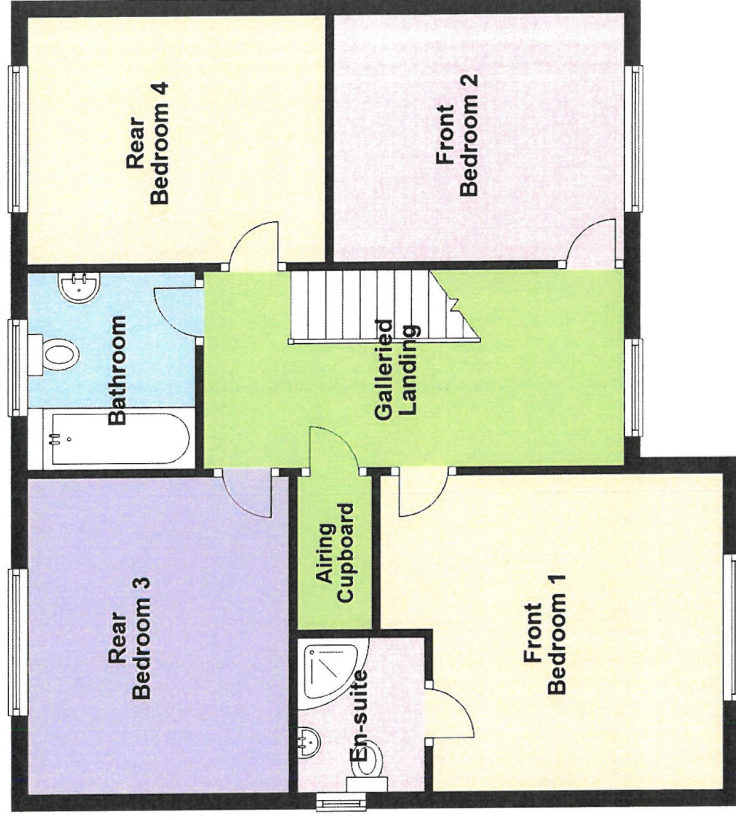
## Ground Floor

Approx. 108.1 sq. metres (1163.5 sq. feet)



## First Floor

Approx. 73.2 sq. metres (787.9 sq. feet)



Total area: approx. 181.3 sq. metres (1951.5 sq. feet)

For illustration purposes only. floor-plan not to scale and measurements are approximate.  
Plan produced using PlanUp.



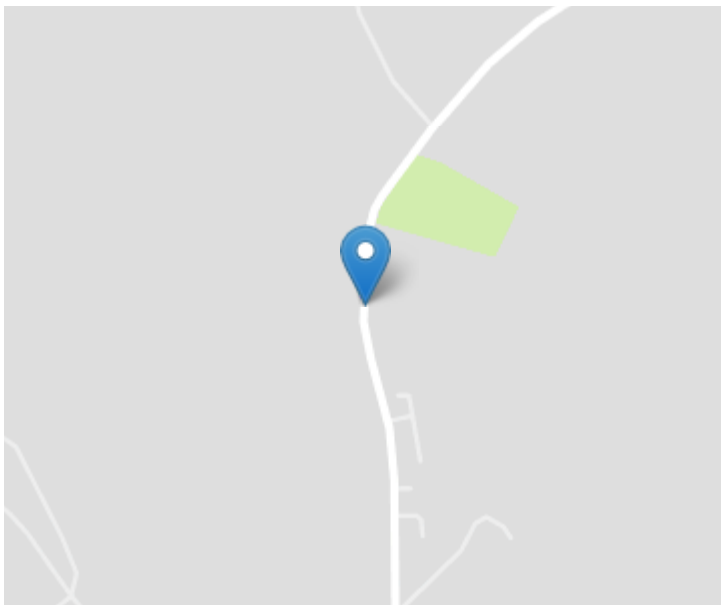
### Directions


The property is best approached from Lampeter by taking the A475 Newcastle Emlyn road. Continue to the first Village of Llanwnnen. At the mini roundabout turn right onto the B4337 road signposted Cribyn. Continue through the Village of Cribyn. On leaving the Village the property can be found 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	70	80
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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