

A handsome 4 bedroomed, 2 bathroomed mid terraced house tastefully refurbished in a quiet picturesque Village. 3 miles Lampeter, West Wales



Gwelfor, Llanwnnen, Lampeter, Ceredigion. SA48 7LA.

£269,995

REF: R/3875/LD

*** A handsome and period mid terraced house *** Deceptively spacious 4 bedroomed, 2 bathroomed accommodation *** 3 useful reception rooms *** Brand new kitchen and modern bathroom suites *** Newly fitted UPVC sash windows and doors *** Oil fired central heating and Broadband connectivity *** Full of traditional character and charm

*** Low maintenance rear garden providing a large patio with a good range of flower and shrub borders *** Parking for two vehicles to the front of the property *** Private and tranquil setting for outdoor entertaining and dining

*** Popular Village position - Only 3 miles from Lampeter and 2 miles from Llanybydder *** Short drive to the Cardigan Bay Coast *** Contact us today to view



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LOCATION

Located in the heart of the popular Village of Llanwnnen, just 3 miles from the University Town of Lampeter which offers a good range of local amenities, 20 miles from the County Town of Carmarthen which is the gateway to the M4 Motorway with National Rail Networks, good central location for the nearby Coastal Towns and Beaches with Aberaeron 13 miles, Cei Bach Beach 15 miles, and New Quay 16 miles. The larger University Town Coastal Resort an Administrative Centre of Aberystwyth is 25 miles distant.

GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this deceptive period 4 bedroomed mid terraced property. It offers comfortable Family living accommodation with a brand new kitchen, modern bathroom suites, along with 3 comfortable reception rooms which opens out to the low maintenance courtyard style garden area which provides a real sun trap.

The property has also undergone refurbishment with newly fitted UPVC sash windows and doors. In all enjoying a peaceful and convenient position within this popular Community.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

13' 3" x 7' 4" (4.04m x 2.24m). With access via a newly fitted UPVC stable style entrance door, 8ft fitted cloak cupboard, radiator, laminate flooring, staircase to the first floor accommodation.



LIVING ROOM

16' 0" x 10' 4" (4.88m x 3.15m). With a brick feature fireplace with an electric stove, laminate flooring, radiator.



DINING ROOM

18' 2" x 11' 5" (5.54m x 3.48m). With a feature electric fire with a decorative mantle surround and a marble hearth, laminate flooring, archway opening onto the Kitchen.



KITCHEN

12' 0" x 11' 9" (3.66m x 3.58m). A brand new Shaker style fitted Kitchen with a range of wall and floor units with laminate work surfaces over, stainless steel 1 1/2 sink and drainer unit with mixer tap, eye level electric oven, 4 ring ceramic hob with extractor hood over, space for American fridge/freezer and dishwasher, tiled flooring, separate breakfast bar with Oak/granite work top.



KITCHEN (SECOND IMAGE)



GARDEN ROOM

11' 2" x 10' 4" (3.40m x 3.15m). A versatile Family room with a vaulted beamed ceiling, large picture window and patio doors opening onto the rear garden, flag stone flooring.



UTILITY ROOM

7' 4" x 5' 3" (2.24m x 1.60m). With a fitted range of units with plumbing and space for automatic washing machine and tumble dryer, Worcester combi boiler running all domestic systems within the property, flag stone flooring.



SEPARATE W.C.

With a low level flush w.c., pedestal wash hand basin, flag stone flooring.

FIRST FLOOR

GALLERIED LANDING

With access to a large insulated loft space and a large airing cupboard with a built-in radiator.

PRINCIPAL BEDROOM 1

16' 2" x 10' 4" (4.93m x 3.15m). With two built-in double mirrored wardrobes, double aspect windows to the front and rear, two radiators.



BEDROOM 2

10' 0" x 8' 5" (3.05m x 2.57m). With radiator.



BEDROOM 3

11' 4" x 9' 8" (3.45m x 2.95m). With re-stored wooden floorboards, radiator, sliding door through to the En-Suite Shower Room.



EN-SUITE SHOWER ROOM

6' 4" x 5' 9" (1.93m x 1.75m). Having a contemporary style suite comprising of a feature built-in vanity unit with wash hand basin with water fall tap, large walk-in shower cubicle, low level flush w.c., extractor fan, chrome heated towel rail.



REAR LANDING

With access to a loft space, large airing cupboard with radiator and shelving.

BEDROOM 4

12' 3" x 6' 7" (3.73m x 3.01m). With radiator, views over the rear garden and the Teifi Valley beyond.



FAMILY BATHROOM

12' 7" x 5' 5" (3.84m x 1.65m). A fully tiled modern suite comprising of a panelled pea shaped bath with shower attachment over, built-in shower cubicle with electric shower, low level flush w.c., pedestal wash hand basin, heated towel rail.



EXTERNALLY

GARDEN

Here lies a low maintenance enclosed garden area being private, enjoying a range of shrub borders with Cotswold Chip stone paths, large patio area ideal for outdoor entertaining and dining, and providing the perfect outdoor Family space.



GARDEN (SECOND IMAGE)**PLEASE NOTE**

The property does enjoy a right of access to the rear for fuel supply.

PARKING AND DRIVEWAY

Off street parking for two vehicles to the front of the property.

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

A beautifully refurbished and presented property in a popular Village location and providing the perfect Family home.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

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

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.

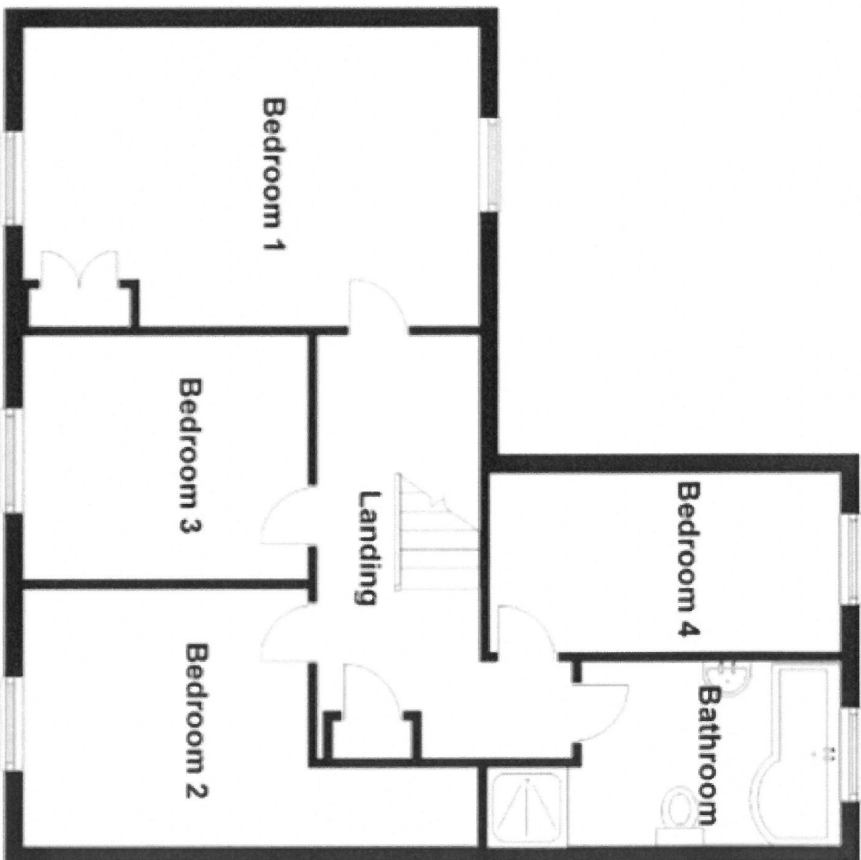
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, telephone subject to B.T. transfer regulations, Broadband available.

Ground Floor



First Floor



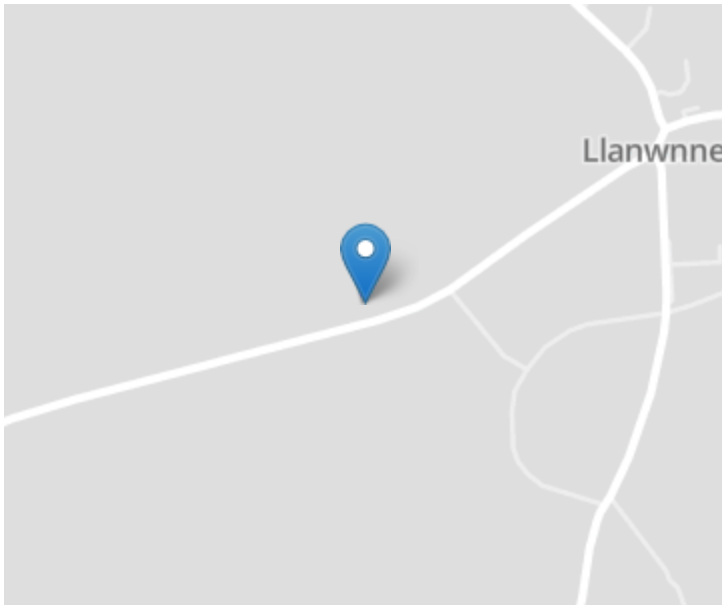
Directions

From Lampeter take the A475 Newcastle Emlyn road to the Village of Llanwnnen. On reaching the Village take the third exit at the mini roundabout (beside the Grannell Hotel) signposted Cribyn. The property will be located after the Church on your right hand side after approximately 50 yards.

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'.

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(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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