

A beautifully presented and well positioned 3 bedroomed detached bungalow in a sought after development. Near Lampeter, West Wales



6 Clos Tawela Silian, Lampeter, Ceredigion. SA48 8AJ.

£245,000

REF: R/3939/LD

*** A beautifully presented 3 bedroomed detached bungalow *** Highly appealing and comfortable accommodation ***
Delightfully positioned within a select development in a popular semi rural position *** Easy to maintain accommodation and
grounds *** UPVC wood grain effect double glazing *** Well equipped kitchen and bathroom *** Open plan kitchen/living
accommodation

*** Adjoining car port and gravelled parking area *** Private corner plot designed for ease of maintenance with attractive
paved and gravelled patio area and terraces *** Raised decking with hot tub jacuzzi *** Fine views to the rear over open
farmland



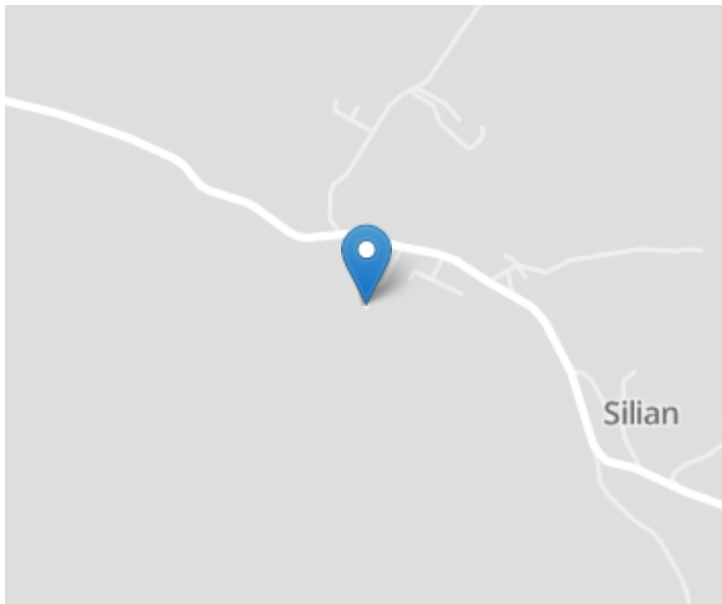
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LOCATION

Attractively positioned in the Community of Silian on a small cul-de-sac, only 2 miles from the University Town of Lampeter offering a comprehensive range of shopping and schooling facilities, and within half an hour's drive to the Ceredigion Heritage Coastline with its many sandy Beaches and secluded coves.

GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this delightfully positioned and beautifully presented 3 bedroomed detached bungalow enjoying a corner plot within a select development. The property itself benefits from UPVC wood grain effect windows and doors along with modern night storage heating and open plan living accommodation.

The property sits within a private plot with rear decking and jacuzzi area, low maintenance patio and terraced garden, all of which enjoying fine views over the surrounding countryside.

To the side of the property lies a car port with gravelled parking area and enjoys easy access to the Town of Lampeter and the Cardigan Bay Coast.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL



Accessed via a UPVC wood grain effect front entrance door, leading to a generous Hallway with storage cupboard and cloak cupboard, access to the loft space, telephone point, modern electric night storage heater, access to the airing cupboard with copper cylinder and immersion.

FRONT BEDROOM 1



13' 3" x 10' 6" (4.04m x 3.20m). With a modern night storage heater.

REAR BEDROOM 2

13' 6" x 9' 9" (4.11m x 2.97m). With attractive fully fitted range of bedroom units including a double wardrobe, matching bedside cabinets, chest of drawers, dressing table, bed recess and modern electric night storage heater.

REAR BEDROOM 3

9' 10" x 7' 9" (3.00m x 2.36m). With modern electric night storage heater.

BATHROOM

A contemporary styled 4 piece suite comprising of a panelled bath, vanity unit incorporating storage cupboard and a wash hand basin, low level flush w.c., separate shower cubicle, shaver light and point, heated towel rail, illuminated mirror.

OPEN PLAN LIVING/DINING ROOM

18' 6" x 14' 4" (5.64m x 4.37m). With a coved and artexed ceiling, wood grain effect UPVC sliding patio doors to the side patio area, fitted fireplace with LPG coal effect gas fire, modern electric night storage heater.

OPEN PLAN LIVING/DINING ROOM (SECOND IMAGE)



KITCHEN



10' 6" x 9' 5" (3.20m x 2.87m). With attractive Oak fronted kitchen units at base and wall level, incorporating a single drainer sink unit with timber worktop surround, further laminate worktop space, integrated fridge and freezer, cooker space with cooking hood over, plumbing and space for automatic washing machine, attractive dresser style display unit, rear UPVC wood grain effect stable door with a tilt and turn glazed panel.

KITCHEN (SECOND IMAGE)



EXTERNALLY

GARDEN



A particular feature of this property is its attractive landscaped gardens and grounds being designed to be easy to maintain and approached via an attractive paved patio area with feature gravelled borders. The garden is well stocked with flower and shrub borders together with a bank to the side being landscaped and various patio areas. The whole enjoys fantastic views to the rear over the surrounding countryside.

GARDEN (SECOND IMAGE)**GARDEN (THIRD IMAGE)****HOT TUB JACUZZI**

A four Person hot tub jacuzzi to be included within the sale of the property.

PARKING AND DRIVEWAY

Side feature paved and gravelled driveway with a covered car port and parking for two vehicles.

REAR OF PROPERTY**AGENT'S COMMENTS**

A beautifully presented detached bungalow in a sought after rural location.

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 - 'D'.


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

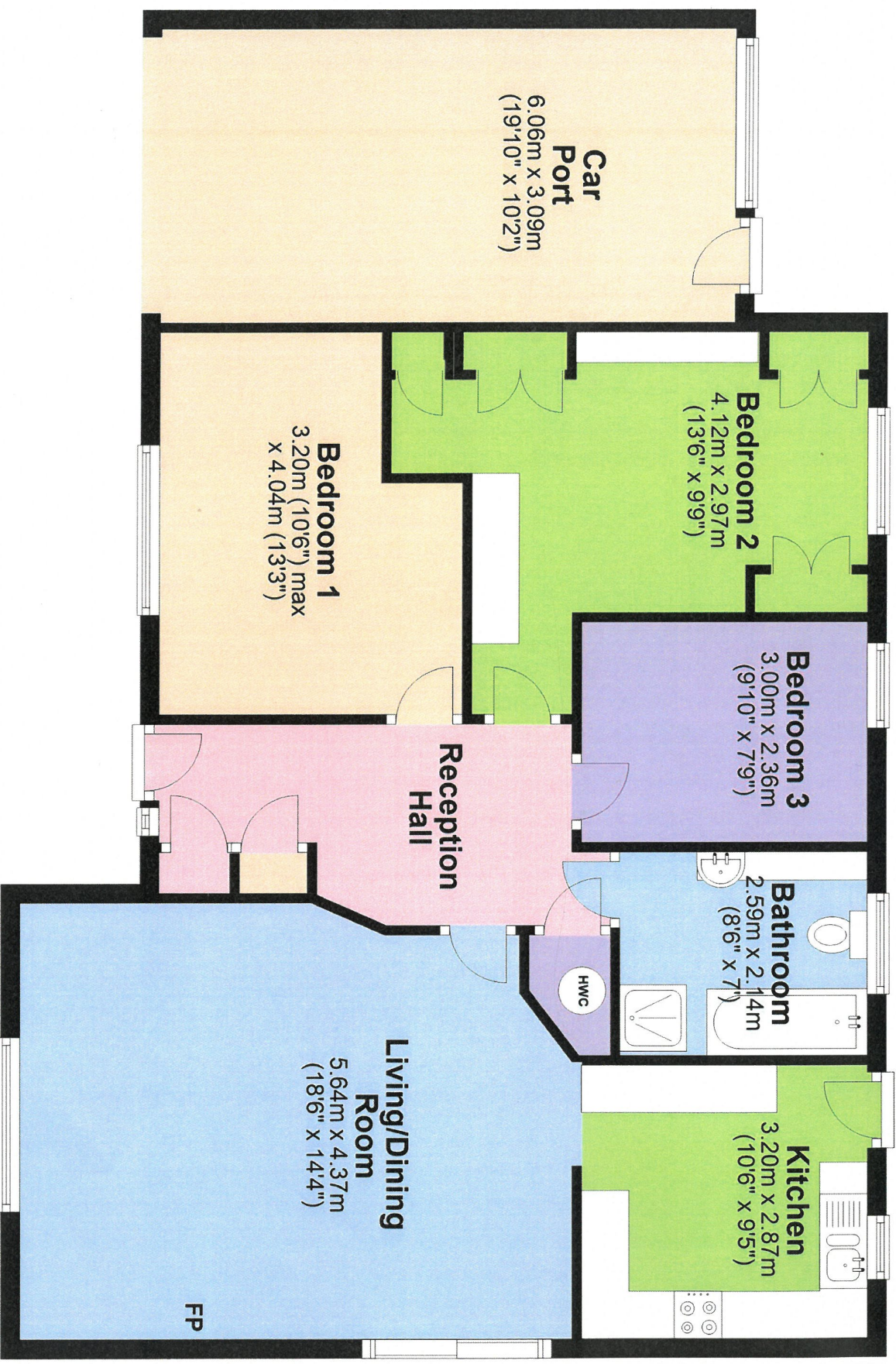
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric heating, UPVC wood grain effect double glazed windows. telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(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	

Ground Floor

Approx. 105.2 sq. metres (1131.9 sq. feet)



Total area: approx. 105.2 sq. metres (1131.9 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.



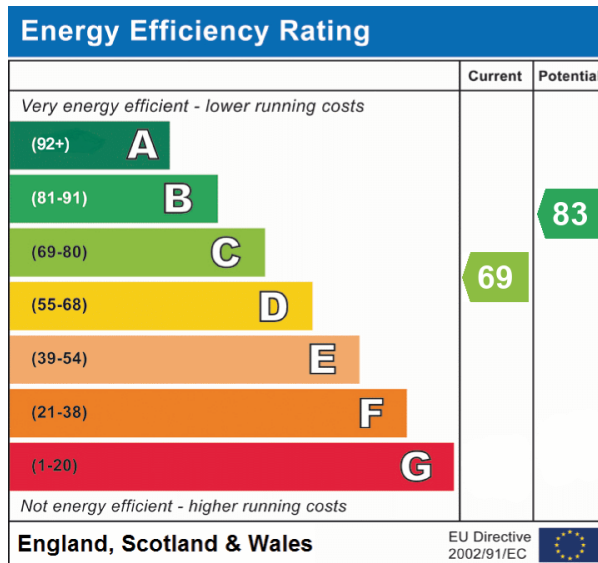
Directions

From Lampeter take the A485 towards Tregaron, turning left after 2 miles by Glandenys Estate. Continue along the lane to the Village of Silian. On leaving the Village Clos Tawela cul-de-sac will be on your left hand side and Number 6 will be located thereafter on your left.

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 beautiful property, contact us:

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