

LOCATION

The property enjoys a popular location within the rural village of Cribyn, only 4 miles from the University and market town of Lampeter, offering a comprehensive range of shopping and local facilities. 8 miles from the Georgian Harbour town at Aberaeron on the Ceredigion Heritage Coastline and convenient to the larger towns of the area including Aberystwyth to the north and Carmarthen to the south.

GENERAL

Aeronfa is an attractive, well positioned, double fronted semi detached property that provides 2/3 bed roomed accommodation along with a modernised bathroom and kitchen. The property enjoys the benefit of solid fuel central heating and double glazing.

It sits within a generous plot within the village with a landscaped rear garden laid mostly to lawn with various flower and shrub borders, along with greenhouse and former vegetable garden.

It also provides an attached garage and also off street parking area.

The property in particular offers the following:-

LIVING ROOM



14' 0" x 12' 9" (4.27m x 3.89m) accessed via UPVC entrance door. Understairs storage cupboard. Slate open fireplace, housing a solid fuel range running all domestic systems to the property. TV point.

SITTING ROOM / POSSIBLE BED 3



13' 9" x 5' 0" (4.19m x 1.52m) with radiator. Stone wraparound open fire place housing a 'real flame' gas fire.

KITCHEN



10' 7" x 10' 8" (3.23m x 3.25m) with a 'cottage style' fitted kitchen with range of floor and wall units with worksurfaces over. Stainless sink and drainer unit, electric cooker point and space. Double aspect windows over the rear garden. Tiled flooring and rear entrance door.

INNER HALLWAY

With staircase to the first floor accommodation.

GROUND FLOOR SHOWER ROOM



With tiled shower cubicle, wash hand basin. Low flush w.c., Plumbing an space for washing machine. Tiled flooring.

FIRST FLOOR

LANDING

Approached via internal staircase. Access to loft space. Airing cupboard with hot water cylinder and immersion heater.

BEDROOM 2



14' 2" x 7' 3" (4.32m x 2.21m) with radiator. Built in wardrobe.

FAMILY BATHROOM



Fully tiled modern suite with jacuzzi bath with shower attachment, low level flush, pedestal wash hand basin and radiator.

BEDROOM 1



14' 0" x 12' 2" (4.27m x 3.71m) with radiator. Built in wardrobes.

EXTERNALLY

ATTACHED GARAGE

16' 0" x 13' 5" (4.88m x 4.09m) with up and over door to the front. Stable rear entrance door. Electricity connected.

GARDEN



A particular feature of this property is its generous garden area being landscaped and laid mostly to level lawned areas with various shrubs and flower beds. It also provides a concreted patio area and path leading to the rear and onto the vegetable garden.

GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GREENHOUSE AND FORMER VEGETABLE GARDEN



PARKING AND DRIVEWAY



The property enjoys a low stone walled parking area with parking for a number of vehicles.

REAR OF PROPERTY



AGENTS COMMENTS

A convenient village residence being well presented and offering a great family home.

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 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.

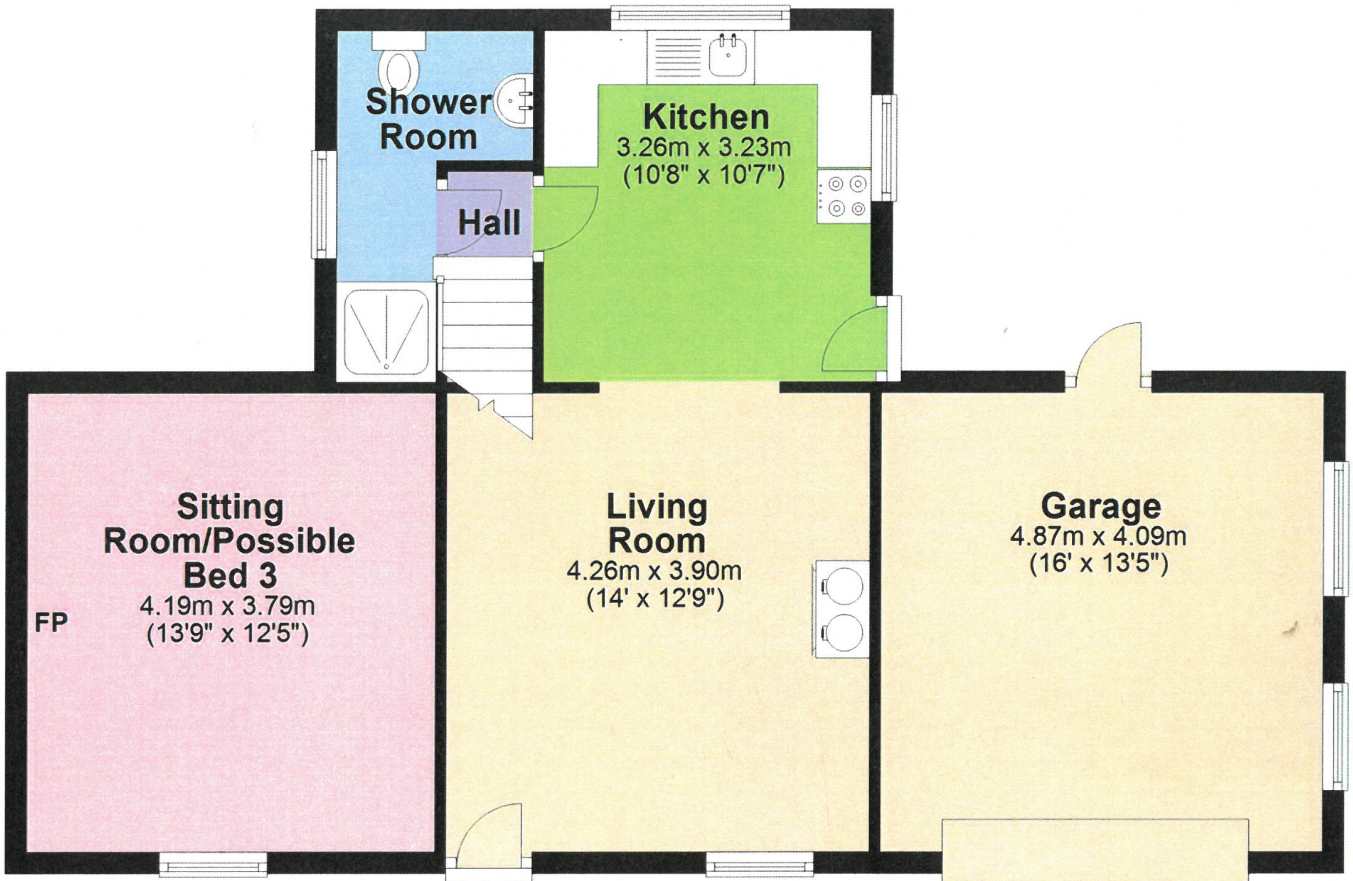
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, solid fuel central heating, UPVC double glazing, 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>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F		
(1-20)	G	24	
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

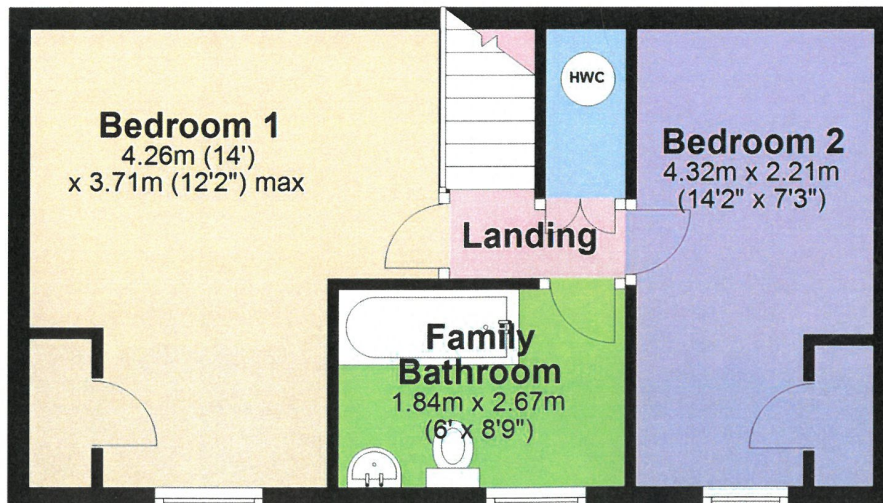
Ground Floor

Approx. 67.9 sq. metres (730.7 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.6 sq. feet)



Total area: approx. 101.1 sq. metres (1088.3 sq. feet)

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



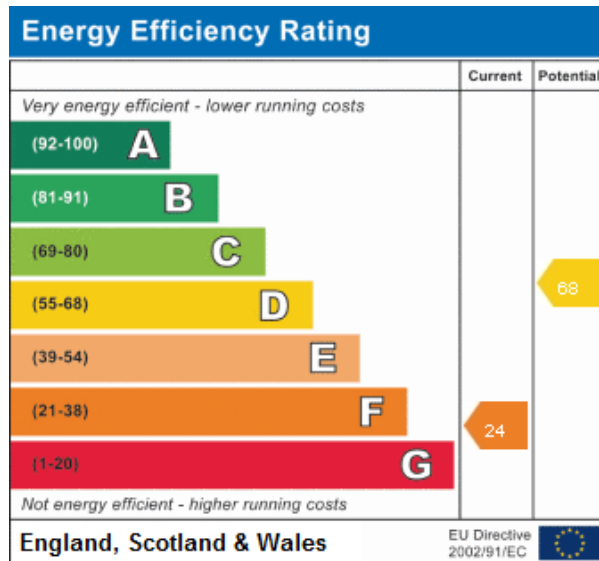
Directions

From Lampeter or Aberaeron take the A482 to the settlement of Temple Bar. Turning right if coming from Aberaeron, left if coming from Lampeter. Continue into the village of Cribyn and the property can be found on leaving the village 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

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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