

*A prime Town Centre property enjoying stunning panoramic views over the River Teifi and Valley.
Lampeter, West Wales*



Genau'r Glyn, New Street, Lampeter, Ceredigion. SA48 7AJ.

£435,000

REF: R/5146/LD

*** No onward chain *** A prime Town Centre property enjoying breath taking and stunning panoramic views to the rear *** High residential appeal with refurbished 3 bedroomed, 2 bathroomed accommodation *** High end fixtures and fittings throughout - Ready to move into

*** Sitting in its own plot of approximately 1 acre with large gardens and bordering the River Teifi *** Adjoining garage, former stables and poly tunnel - Private and not overlooked *** Productive vegetable growing garden with a fruit tree orchard *** Newly gated gravelled driveway with ample parking space

*** A highly desirable address within New Street, Lampeter *** Walking distance to an excellent range of facilities within the Town *** Close to Ysgol Bro Pedr Primary and Secondary Schooling *** A one off property - Viewings are highly recommended *** Town living at its finest *** A property of this calibre and location does not come to the market often *** A substantial plot - A rare find within a Town environment



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LOCATION



Well positioned in the popular residential district of New Street, within walking distance of the Town Centre offering a good range of local amenities including the University of Wales Trinity Saint David Campus, 12 miles inland from the Ceredigion Heritage Coastline and the Georgian Harbour Town of Aberaeron, 20 miles from the Administrative Centre and County Town of Carmarthen with National Rail and Motorway Networks and the General Hospital of Glangwili.

GENERAL DESCRIPTION

A prime Town Centre residence situated on the sought after address of New Street. The property is a highly impressive detached bungalow offering 3 bedrooomed, 2 bathroomed accommodation. The property has recently been refurbished with a new kitchen and bathroom suites throughout.

Externally lies the true beauty with the property sitting in its own land of approximately 1 acre with large grounds being laid mostly to lawn and bordering the River Teifi. The property also benefits from a range of useful outhouses such as an adjoining garage, former stables and poly tunnel. It enjoys a private yet convenient location with a gated gravelled driveway with ample parking and turning space.

The most impressive feature of the property is its magnificent views over the River Teifi and the Valley beyond. A property of this calibre and location does not come to the market often and deserves early viewing. You will not be disappointed.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECESSED ENTRANCE PORCH

Leading to

RECEPTION HALL

13' 5" x 11' 6" (4.09m x 3.51m). With an impressive Oak staircase leading to the first floor accommodation, timber flooring, radiator, built-in storage cupboards.



OPEN PLAN LIVING/DINER

23' 2" x 18' 4" (7.06m x 5.59m). Being 'L' shaped, with triple aspect windows providing magnificent views over the rear garden and the Valley beyond, three radiators, part tiled flooring, sliding patio doors to the rear garden.



DINING AREA



KITCHEN

16' 5" x 7' 7" (5.00m x 2.31m). An Oak fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit with mixer tap, built-in eye level electric oven, 5 ring gas hob with stainless steel chimney, built-in dishwasher, tiled flooring, picture window to the rear enjoying fantastic views.



KITCHEN (SECOND IMAGE)



BEDROOM 2

14' 2" x 10' 4" (4.32m x 3.15m). With timber flooring, radiator.



BEDROOM 3

12' 4" x 9' 10" (3.76m x 3.00m). With radiator.



GROUND FLOOR SHOWER ROOM

8' 10" x 6' 10" (2.69m x 2.08m). A stunning modern suite comprising of a luxury walk-in shower cubicle with a drying area, multi drawer vanity unit with wash hand basin and mixer tap and enclosed w.c., tiled walls and flooring, chrome heated towel rail, lighted mirror.



UTILITY ROOM

21' 0" x 4' 4" (6.40m x 1.32m). With rear entrance door, plumbing and space for automatic washing machine and tumble dryer, Ideal gas fired central heating boiler running all domestic systems within the property, door through to the Garage.

INTEGRAL GARAGE

18' 7" x 11' 8" (5.66m x 3.56m). With concrete flooring, electricity connected, double doors accessed via a side private lane with shared access.

FIRST FLOOR

LANDING

With radiator, Velux window, built-in undereaves storage cupboards.

PRINCIPLE BEDROOM 1

20' 0" x 14' 2" (6.10m x 4.32m). With Velux windows, window to the rear commanding fantastic views over the Teifi Valley, radiator.



BEDROOM 1 (SECOND IMAGE)



DRESSING AREA

9' 3" x 5' 11" (2.82m x 1.80m).

FAMILY BATHROOM

14' 2" x 9' 9" (4.32m x 2.97m). A luxury suite comprising of a panelled bath with central mixer taps and tiled surround, shower cubicle, double door vanity unit with wash hand basin and mixer tap, low level flush w.c., Velux roof window, radiator, extractor fan.



EXTERNALLY

GROUNDS

A rare opportunity to purchase a substantial plot within the Town of Lampeter. The property as a whole extends to approximately an acre with lovely grounds enjoying a South facing aspect which are well managed by the current Owner. The garden comprises of extensive lawned areas, attractive wild flower garden area, productive vegetable garden, shrubs, flower borders and young fruit tree and shrub orchard.

The garden also boasts a further garden area with an ornamental Fish pond and being terraced with steps leading down to the main garden.

The garden runs down to the banks of the River Teifi in its middle reaches being in an area of noted outstanding natural beauty.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



PLEASE NOTE

We are informed that the lower garden area does get flooded during consistent bad weather.

BESPOKE WOOD FIRED PIZZA OVEN

With a slated roof.



POTENTIAL PADDOCK

The garden also lends itself to be re-fenced and offered as a small Pony paddock.

FORMER STABLES

Currently utilised as:-



GARDEN STORE

11' 8" x 8' 3" (3.56m x 2.51m).

WORKSHOP

11' 8" x 8' 3" (3.56m x 2.51m).

POLY TUNNEL

30' 0" x 16' 0" (9.14m x 4.88m).



POLY TUNNEL (SECOND IMAGE)



PARKING AND DRIVEWAY

A private gated gravelled driveway with ample parking and level access into the residence.



VIEWS

Magnificent views over the River Teifi and Valley, Cwmann, Parcyrhos and the North Carmarthenshire hillside.



FRONT OF PROPERTY



REAR OF PROPERTY



REAR OF PROPERTY (SECOND IMAGE)



POSITION



AERIAL VIEW



AGENT'S COMMENTS

A highly sought after property with magnificent views. Prepare to be impressed.

TENURE AND POSSESSION

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

COUNCIL TAX

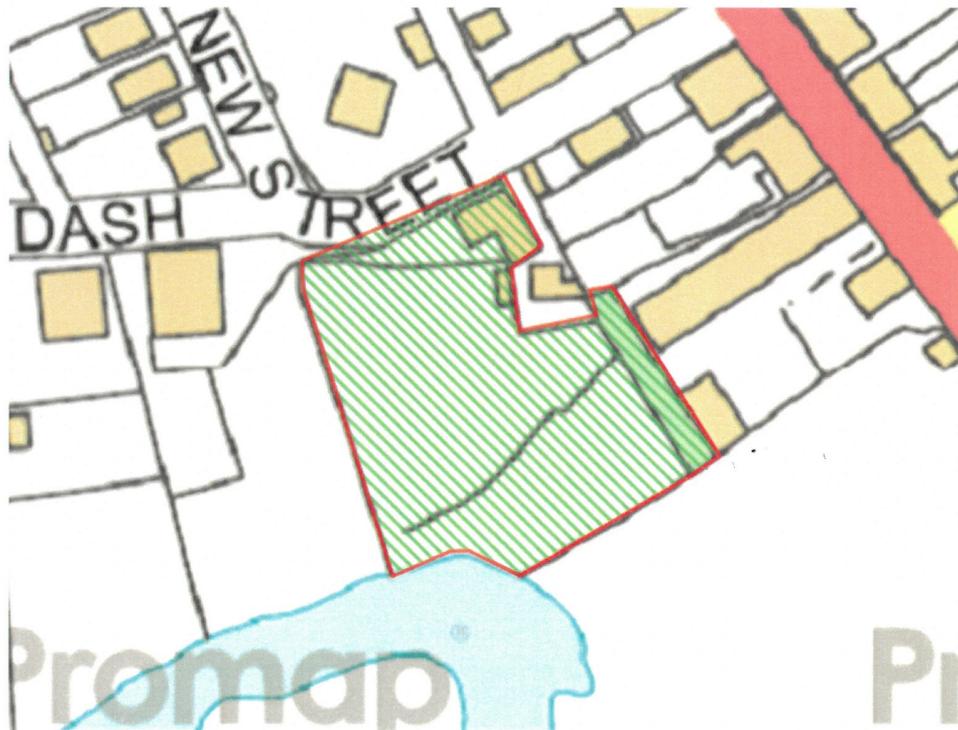
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'D'.

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, mains gas fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



Council Tax:

N/A

Parking Types: Driveway. Gated. Private.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (71)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

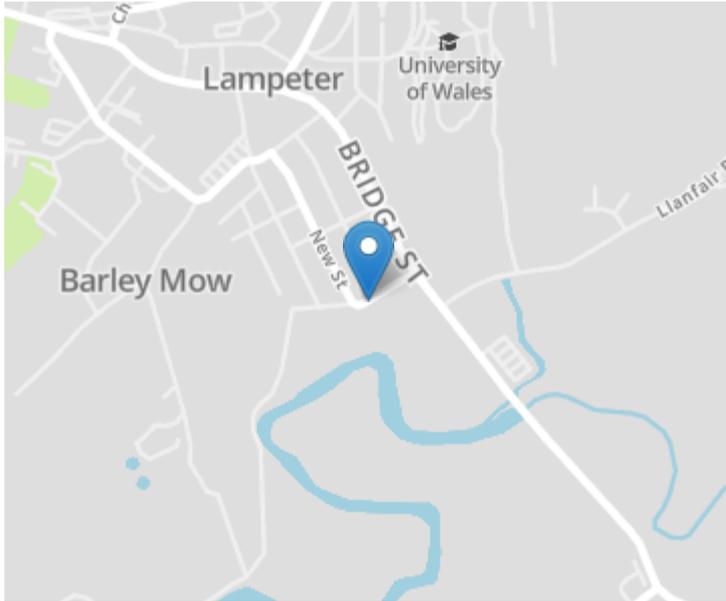
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves?
No

The existence of any public or private right of way? No



Directions

From our Lampeter Office proceed along Bridge Street. Continue down Bridge Street taking the last right hand turning onto New Street. The property will be located thereafter on your left hand side.

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	71	
(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	

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

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