

A charming and pleasantly positioned 3 bedroomed detached bungalow with rear garage/workshop and delightful gardens. Cwrtnewydd, near Lampeter, West Wales



Gwel Y Bryn, Cwrtnewydd, Llanybydder, Ceredigion. SA40 9YH.

£249,950

REF: R/4308/LD

*** No onward chain *** A highly sought after delightful semi rural position *** Charming and nicely presented detached bungalow *** Spacious 3 bedroomed accommodation *** Oil fired central heating, UPVC double glazing and good Broadband speeds available *** One level living with walk-in shower facility

*** Low maintenance grounds with extensive block paver driveway *** Terraced rear garden with level lawned areas, large patio and a range of flower and shrub beds *** Front garden with ornamental pond and gravelled areas *** Useful garage/workshop, wood store, summer house and greenhouse

*** Delightful views to the rear over open farmland *** Viewings recommended - Contact us today



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

Well situated within the popular rural Community of Cwrtnewydd, only approximately 3 miles distant from the Teifi Valley Market Town of Llanybydder offering a good range of facilities, some 5 miles distant from the University and Market Town of Lampeter and within easy reach of the Ceredigion Heritage Coastline renowned for its sandy beaches and secluded coves.

GENERAL DESCRIPTION

A charming well presented and sought after detached bungalow offering 3 bedroomed accommodation with the welcome addition of a rear garage/workshop. It enjoys a pleasant Village position with nice views to the rear over open farmland and a well kept garden area.



THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH

With UPVC front entrance door.

RECEPTION HALLWAY

Leading to



LIVING ROOM

16' 1" x 13' 5" (4.90m x 4.09m). With a polished dark wood and distinctive laminate flooring, stone fireplace housing a cast iron multi fuel stove, patio doors to the front garden.



KITCHEN/DINER

16' 1" x 11' 9" (4.90m x 3.58m). A pine fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker with extractor hood over, Worcester oil fired central heating boiler, radiator, picture window to the rear overlooking the rear garden.



UTILITY ROOM

8' 1" x 5' 8" (2.46m x 1.73m). With fitted units, rear entrance door and plumbing and space for automatic washing machine.



INNER HALLWAY

With double linen cupboard.

BEDROOM 2

10' 9" x 10' 0" (3.28m x 3.05m). With radiator.



BEDROOM 1

10' 4" x 10' 0" (3.15m x 3.05m). With radiator, two fitted wardrobes.



BEDROOM 3

8' 1" x 7' 4" (2.46m x 2.24m). With radiator.



BATHROOM

A stylish fully tiled suite with a walk-in shower facility, low level flush w.c., pedestal wash hand basin, extractor fan.



EXTERNALLY

DETACHED WORKSHOP/STUDIO

26' 0" x 10' 6" (7.92m x 3.20m). With loft space over.



WORKSHOP (SECOND IMAGE)



SUMMER HOUSE



GREENHOUSE



GARDEN

The property enjoys a pleasant front and rear garden area. To the front lies an ornamental fish pond and garden with gravelled areas and a range of flower and shrub beds. To the rear lies a level lawned area with a large patio and raised flower and shrubbery beds with gravelled areas surrounding the greenhouse.

FRONT GARDEN



FRONT GARDEN (SECOND IMAGE)



REAR GARDEN (THIRD IMAGE)



REAR GARDEN



REAR GARDEN (FOURTH IMAGE)



REAR GARDEN (SECOND IMAGE)



PARKING AND DRIVEWAY



FRONT OF PROPERTY



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.

REAR OF PROPERTY



VIEWS

Fine views to the rear over open farmland.

AGENT'S COMMENTS

A sought after detached bungalow offering great Family accommodation.

TENURE AND POSSESSION

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

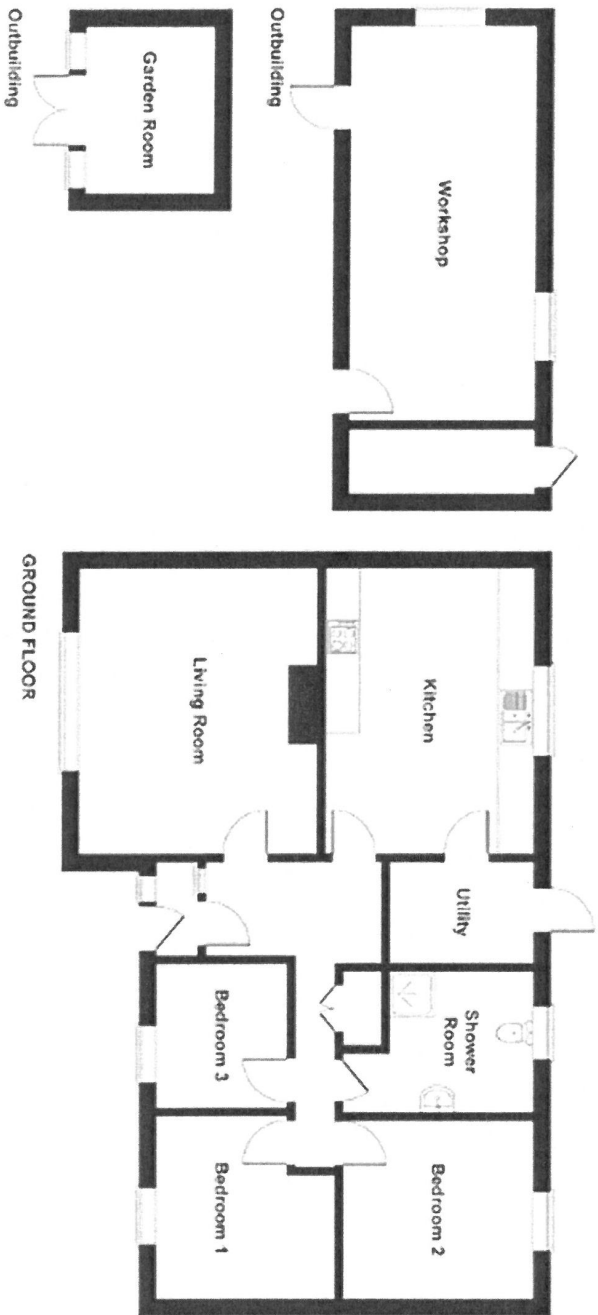
COUNCIL TAX

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

MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the

Gwel Y Bryn Cwrthnewydd



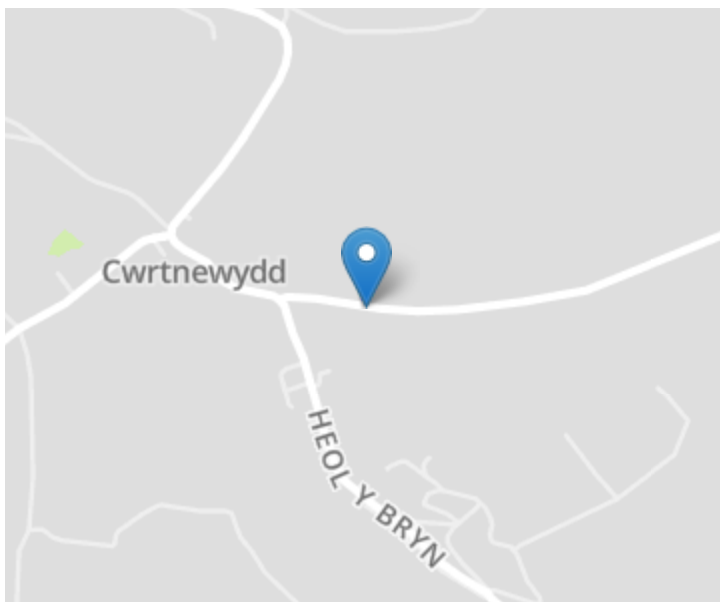
Directions


From Lampeter take the A475 Newcastle Emlyn road. Proceed through the Village of Llanwnnen and to the Village of Drefach. Turn right signposted Cwrtnewydd. Proceed into the Village of Cwrtnewydd. At the top of the hill just after the Chapel take the right hand turning and the property will be the last 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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	67	
(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 :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

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



Regulated by

RICS[®]