

*A spacious and well appointed 3 bedroomed, 2 bathroomed detached bungalow enjoying fine views to the rear. Cribyn, near Lampeter/Aberaeron, West Wales*



**Hafan Glyd, Cribyn, Lampeter, Ceredigion. SA48 7NG.**

**£295,000**

**REF: R/4412/LD**

\*\*\* A nicely positioned and deceptively spacious country bungalow \*\*\* Detached bungalow offering 3 bedroomed, 2 bathroomed accommodation \*\*\* Nicely positioned within the Village Community of Cribyn \*\*\* LPG fired central heating, UPVC double glazing and good Broadband connectivity \*\*\* Perfectly suiting Family accommodation or for retirement living

\*\*\* Low maintenance rear garden area with a raised patio and gravelled areas \*\*\* Fantastic views over the surrounding countryside to the rear \*\*\* Integral garage with an electric up and over door

\*\*\* Centre of popular Village location - Close to the University Town of Lampeter and the Georgian Coastal and Harbour Town of Aberaeron \*\*\* Nearby Schools are located in Felinfach and Drefach Felindre \*\*\* Contact us today to view



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## LOCATION

Cribyn is located on the B4337 road between Temple Bar and Llanwnnen and is set amongst delightful countryside, just 5 miles from the University Town of Lampeter and 7 miles from the Georgian Coastal and Harbour Town of Aberaeron and the renowned Cardigan Bay Coast. For everyday conveniences Felinfach and Llanwnnen and both within a 5 minute drive.

## GENERAL DESCRIPTION

A deceptive and well appointed 3/4 bed roomed, 2 bathroomed dormer style detached country bungalow. The property benefits from LPG fired central heating and UPVC double glazing throughout. It provides the perfect Family home with ample living accommodation along with a low maintenance rear garden with a raised patio area (previously having planning permission for a conservatory) and easy to maintain gravelled areas.

To the front lies ample parking area and enjoys the benefit of an integral garage.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### INSET PORCH

Leading to

### RECEPTION HALL

With a double UPVC front entrance door, radiator, Redwood staircase to the first floor accommodation.



### LIVING ROOM

19' 4" x 14' 6" (5.89m x 4.42m). With triple aspect windows, an imposing slate fireplace with electric inset fire, radiator.



### DINING ROOM

12' 4" x 12' 3" (3.76m x 3.73m). With patio doors leading opening onto the raised patio area (which previously had planning permission for a conservatory), radiator, open access through to the kitchen.



## KITCHEN

14' 5" x 12' 3" (4.39m x 3.73m). A modern kitchen with a range of wall and floor units with work surfaces over with a central island, 1 1/2 sink and drainer unit, Diplomat gas/electric cooker stove with 5 ring burner and extractor hood over plumbing and space for dishwasher, radiator.



## KITCHEN (SECOND IMAGE)



## UTILITY ROOM

9' 6" x 6' 5" (2.90m x 1.96m). With rear entrance door, plumbing and space for automatic washing machine and tumble dryer, fitted floor and wall cupboards.



## INTEGRAL GARAGE

17' 5" x 18' 0" (5.31m x 5.49m) . With electric up and over door.



## BOILER ROOM

With Eurocal LPG fired central heating boiler running all domestic systems within the property.

## INNER HALL

With radiator and airing cupboard with shelving.

## FAMILY BATHROOM

A contemporary 4 piece suite with shower cubicle, corner panelled bath, low level flush w.c., ceramic free standing wash hand basin with waterfall tap, fully tiled walls, extractor fan, radiator.



### FRONT BEDROOM 3

9' 3" x 8' 10" (2.82m x 2.69m). With radiator.



### FRONT BEDROOM 2

13' 4" x 11' 7" (4.06m x 3.53m). With radiator.



### REAR BEDROOM 1

14' 2" x 13' 4" (4.32m x 4.06m). With patio doors opening onto the rear garden area, radiator.



### FIRST FLOOR

#### SITTING ROOM/LARGE LANDING AREA

15' 5" x 13' 8" (4.70m x 4.17m). With Velux roof window, radiator.



#### WALK-IN STORAGE AREA/POTENTIAL CONVERSION

With 2 separate rooms with great potential.

#### HOBBY ROOM

11' 5" x 9' 5" (3.48m x 2.87m). With Velux roof window, radiator.



## SHOWER ROOM

With an impressive free standing quadrant shower with a fitted radio, low level flush w.c., glazed wall mounted wash hand basin, extractor fan, radiator.



## EXTERNALLY

### GARDEN

The property enjoys a low maintenance rear garden area with a raised patio area (that formerly had planning for a conservatory during the original build). The garden also enjoys terraced gravelled areas with a GARDEN STORE. All of which commanding fantastic views over the surrounding countryside and open fields to the rear.



### GARDEN (SECOND IMAGE)



### FRONT GARDEN



### PARKING AND DRIVEWAY

A gravelled parking area to the front and side of the property with ample parking and turning space.



**VIEW FROM PROPERTY**



### **AGENT'S COMMENTS**

A deceptive and well positioned country bungalow perfectly suiting Family accommodation.

### **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 - 'E'.

### **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,

LPG fired central heating, UPVC double glazing.

**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (67)

**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

**Construction Type**

Traditional



### Directions

The property is best approached from Lampeter by taking the A475 Newcastle Emlyn road. Continue to the first Village of Llanwnnen. At the mini roundabout turn right onto the B4337 road signposted Cribyn. Continue through the Village of Cribyn. On leaving the Village the property can be found 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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