

*A modern and nicely presented 3 bedroomed semi detached house with rear garden and garage.  
Cribyn, near Lampeter, West Wales*



Rhandir, Cribyn, Lampeter, Ceredigion. SA48 7NG.

£229,000

REF: R/4090/LD

\*\*\* A modern and nicely presented semi detached house \*\*\* Deceptive and stylish 3 bedroomed accommodation with high end kitchen and bathroom \*\*\* Convenient position - Between Lampeter and Aberaeron \*\*\* Solid fuel and electric heating \*\*\* UPVC double glazing \*\*\* Perfect Family home in an open plan arrangement

\*\*\* Attached garage and garden sheds \*\*\* Tarmacadamed driveway with generous parking \*\*\* Enclosed low maintenance garden \*\*\* Lawned areas with pergola and patio area

\*\*\* A high desirable property enjoying fantastic views over the surrounding countryside \*\*\* A must view - Suiting 1st Time Buyers or Family Occupiers



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## LOCATION

Cribyn is located on the B4337 road between Temple Bar and Llanwnnen and is set amongst the 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 are both within a 5 minute drive.

## GENERAL DESCRIPTION

A nicely presented semi detached 3 bedroomed Family home that has been tastefully presented to a high standard with a stylish fitted kitchen and bathroom suite and benefiting from newly fitted cottage style doors.

The property is deceptive and enjoys a low maintenance lawned rear garden and a generous tarmacadamed driveway. An attached garage and garden sheds offers useful storage but could easily be converted to offer further bedroom space (subject to consent).

In al a highly desirable property suiting a range of Buyers and currently consisting of the following.

## THE ACCOMMODATION

### RECEPTION HALL

With UPVC half glazed front entrance door, staircase to the first floor accommodation with understairs storage cupboard, radiator.



### LIVING ROOM

17' 4" x 12' 1" (5.28m x 3.68m). With a Parkray Range having a back boiler running all domestic hot water and heating system within the property with a decorative surround, two windows to the front.



## KITCHEN

11' 8" x 10' 6" (3.56m x 3.20m). A Shaker style fitted kitchen with a fantastic range of wall and floor units with laminate work surfaces over, stainless steel sink and drainer unit with a central island, eye level oven and grill, 4 ring hob with extractor hood over, space and plumbing for a dishwasher and upright fridge/freezer, picture window enjoying views over the garden.



KITCHEN (SECOND IMAGE)



## DINING ROOM

12' 9" x 11' 9" (3.89m x 3.58m). With built-in double desk for home office working.



DINING ROOM (SECOND IMAGE)



## REAR HALLWAY

With UPVC half glazed rear entrance door and pantry cupboard.

## CLOAKROOM OFF

With a low level flush w.c., wash hand basin, plumbing and space for automatic washing machine and ample shelving.



## FIRST FLOOR

### LANDING

Leading to

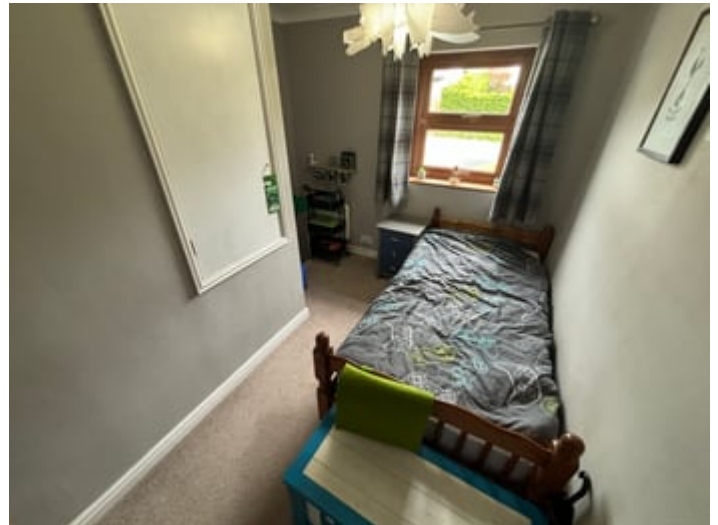
### BATHROOM

8' 10" x 7' 11" (2.69m x 2.41m). A stylish and modern suite with a walk-in contemporary style shower with electric shower, two drawer vanity unit with a ceramic wash hand basin, heated towel rail, fitted linen cupboard and airing cupboard, dual aspect windows.



## BEDROOM 3

12' 2" x 8' 10" (3.71m x 2.69m). With electric heater.



## BEDROOM 1

14' 4" x 12' 1" (4.37m x 3.68m). With electric radiator, built-in wall to wall wardrobes and Bespoke panelling/headboard, two windows to the front.



## BEDROOM 2

14' 3" x 11' 9" (4.34m x 3.58m). With two windows to the rear enjoying fantastic views over the garden and surrounding countryside, electric radiator.



## EXTERNALLY

### ATTACHED GARAGE

16' 6" x 8' 3" (5.03m x 2.51m). With an up and over door. The garage offers great potential as further accommodation (subject to the necessary consents being granted by Local Ceredigion County Council).



## GARDEN

The property boasts a front and rear low maintenance lawned garden and the rear boasts fantastic country views over the surrounding countryside. The current Vendors have built a Bespoke pergola with a gravelled patio area. Ideal for those Summer evenings and outdoor entertaining.



### GARDEN (SECOND IMAGE)



**GARDEN (THIRD IMAGE)**



**TWO GARDEN SHEDS**



**LOG STORE**



**FUEL STORE**

**PARKING AND DRIVEWAY**

A tarmacadamed driveway with a generous parking area.



**FRONT OF PROPERTY**



## REAR OF PROPERTY



## VIEW FROM PROPERTY



## AGENT'S COMMENTS

A stylish Family home in a convenient position.

## 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'.

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, solid fuel and electric heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

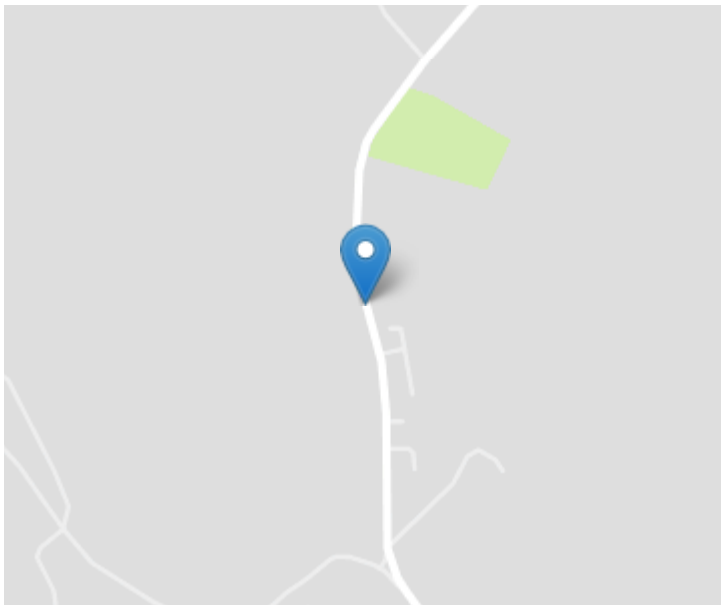
## Directions


The property is best approached from Lampeter by taking the A475 Newcastle Emlyn road. Continue to the first Village of Llanwnnen. At the roundabout turn right onto the B4337 signposted to Cribyn. Continue through the Village of Cribyn and on leaving the Village the property can be found 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](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
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<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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