

A substantial 4 bedroomed semi detached cottage with a large garden and paddock extending to approximately 1.4 acres. Cribyn, near Lampeter, West Wales



Cefn Bryn Uchaf, Cribyn, Lampeter, Ceredigion. SA48 7QH.

£235,000

REF: R/5038/LD

*** No onward chain - Priced to sell *** A substantial semi detached cottage *** 4 bedroomed accommodation in need of general modernisation *** Solid fuel fired central heating and double glazing *** Traditional and full of character property

*** Adjoining workshop/garage and also a range of outhouses *** Landscaped gardens *** Grazing paddock suiting general Animal grazing *** Please note the property is located within a courtyard/farmyard setting with nearby Neighbours in a rural setting

*** On the outskirts of the popular Village Community of Cribyn *** Close to Lampeter and Aberaeron *** A micro smallholding with great opportunities



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LOCATION

Cribyn is a scattered rural Community lying some 5 miles from the University Town of Lampeter and some 7 miles from the Georgian Coastal Harbour Town of Aberaeron. The property has a pleasant rural position off a quiet district road, being within easy reach of amenities with nearby Lampeter and Felinfach providing Shop, Garage, Public House, Places of Worship and Junior School.

GENERAL DESCRIPTION

Cefn Bryn Uchaf is a substantial and traditional semi detached cottage in pleasant rural surroundings enjoying a courtyard position offering 4 bedroomed accommodation in need of general modernisation and updating enjoying a useful range of small outbuildings, landscaped garden and a grazing paddock.

Please note we have been informed there is Japanese Knotweed at the property and the current Vendor has a treatment plan in place. An Insurance Policy is available via the Vendor's Solicitors.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

LIVING ROOM

14' 6" x 18' 0" (4.42m x 5.49m). With a large cast iron multi fuel stove running all domestic systems within the property, original staircase to the first floor accommodation, radiator, fitted book shelves.



KITCHEN

15' 7" x 13' 3" (4.75m x 4.04m). A fitted Kitchen with a range of wall and floor units, stainless steel sink and double drainer unit, dual fuel cooker stove, part beamed ceiling.



CONSERVATORY/WORKSHOP

18' 0" x 13' 4" (5.49m x 4.06m). With patio doors opening onto the front garden area.



REAR HALL

With plumbing and space for automatic washing machine.

BATHROOM

Having a panelled bath, low level flush w.c., pedestal wash hand basin, radiator.



BEDROOM 4

11' 1" x 7' 7" (3.38m x 2.31m). With radiator.



FIRST FLOOR

BEDROOM 3/STUDY

14' 3" x 7' 8" (4.34m x 2.34m). With radiator.



BEDROOM 2

14' 4" x 17' 3" (4.37m x 5.26m). With built-in cupboard space, airing cupboard with hot water cylinder and immersion, radiator.



SHOWER ROOM

With shower cubicle, pedestal wash hand basin, bidet, low level flush w.c., extractor fan.



PRINCIPLE BEDROOM 1

17' 2" x 14' 7" (5.23m x 4.45m). With double aspect windows, feature beamed ceiling, two radiators.



EXTERNALLY

WORKSHOP/GARAGE

23' 2" x 12' 7" (7.06m x 3.84m). With concrete flooring, electricity and water connected.



LEAN-TO STORE

GARDEN

A mature well stocked garden lies to the front of the property having a delightful veranda with ample outdoor seating area.

LAND PLAN



PARKING AND DRIVEWAY

The property enjoys its own driveway that leads down to a good sized parking area.

PLEASE NOTE

The property is located within a farmyard/courtyard setting with nearby Neighbours. The property is accessed via a private lane having a Right of Way.

NOTE

Please note we have been informed there is Japanese Knotweed at the property and the current Vendor has a treatment plan in place. An Insurance Policy is available via the Vendor's Solicitors.

TENURE AND POSSESSION

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

COUNCIL TAX

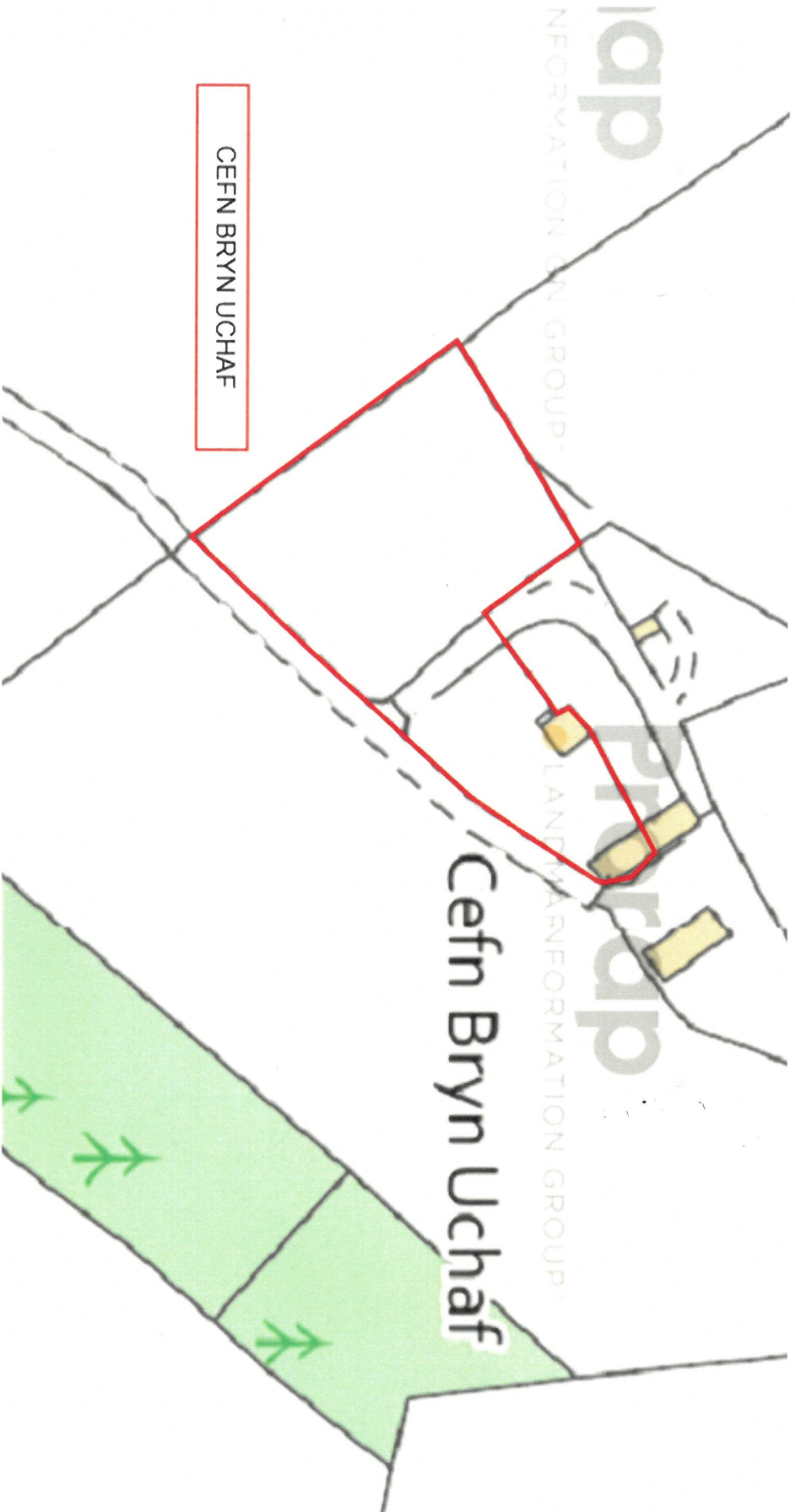
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - To be confirmed.

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, private drainage, solid fuel central heating via a wood burner, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



CEFN BRYN UCHAF



Parking Types: Driveway. Private.

Heating Sources: Double Glazing. Wood
Burner.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (54)

**Has the property been flooded in last 5
years?** No

Flooding Sources:

Any flood defences at the property? No

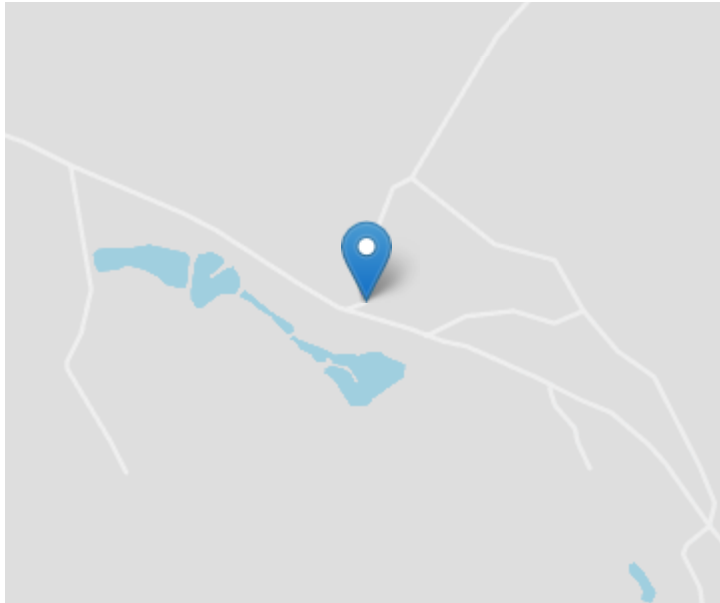
Any risk of coastal erosion? No

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?** Yes



Directions


From Lampeter take the A482 Aberaeron road as far as the Village of Temple Bar. Turn left at the crossroads onto the B4337 Cribyn roadway. As you enter the Village of Cribyn turn right by the Village Monument and follow this road bearing right towards Dihewyd. After 2 miles turn right beside a property called "Pandy" and the entrance to Cefn Bryn will be located thereafter on a private drive 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'.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A	54	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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