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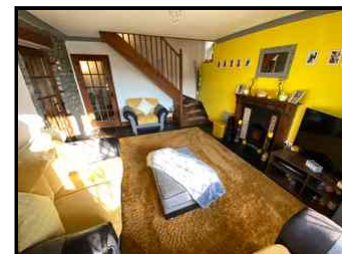


**RICS**



Since 1989

*An enchanting former Lodge House in a convenient edge of Town location. Lampeter, West Wales*



**Glyncoed, Aberaeron Road, Lampeter, Ceredigion. SA48 8AW.**

**REF: R/2661/LD**

**£249,950**

\*\*\* Enchanting former Lodge House \*\*\* Picture postcard 3 bedroomed detached residence - Grade II Listed \*\*\* Bursting with original features \*\*\* LPG fired central heating and good Broadband speeds  
\*\*\* Character, spacious and convenient location \*\*\* Family proportioned accommodation

\*\*\* Ample off road parking \*\*\* Landscaped well maintained fully fenced lawned garden to the side and rear \*\*\* Terraced grounds backing onto mature woodland

\*\*\* Edge of Town location - On route to the Coast \*\*\* Don't miss out - Contact us today

## LOCATION

Conveniently located within 0.5 of a mile from the University and Market Town of Lampeter, adjoining the A482 roadway. Lampeter offers a comprehensive range of shopping, schooling and administrative facilities, 12 miles from the Georgian Harbour Town of Aberaeron, and attractively located overlooking a wooded Valley and Lampeter Town beyond.

## GENERAL DESCRIPTION

Glyncoed is an attractive characterful residence, being Grade II Listed, having recently refurbished accommodation and has many retained character features, such as exposed beams, stone walls, flag stone flooring and original leaded windows. An imposing property, originally the East Lodge to the Falcondale Estate.

It enjoys landscaped and well maintained grounds whilst enjoying a convenient edge of Town location. The accommodation at present offers more particularly the following:-

## KITCHEN/DINER

22' 4" x 9' 4" (6.81m x 2.84m). A fitted kitchen with wall and floor units with work surfaces over, 1 1/2 sink and drainer unit, gas hob, electric oven, plumbing for automatic washing machine, part flag stone and part tiled flooring, rear entrance stable door to the garden area.



## KITCHEN (SECOND ANGLE)



## KITCHEN (THIRD ANGLE)



## SITTING ROOM/POTENTIAL 4TH BEDROOM

13' 4" x 11' 6" (4.06m x 3.51m). With slate tiled floor, coal effect gas fire with a back boiler running all domestic and hot water systems, radiator, recessed alcoves.



## LIVING ROOM

18' 0" x 12' 0" (5.49m x 3.66m) into bay window. An attractive light Family room with original flag stone flooring, Victorian grate incorporating an electric real flame effect fire inset (possibility to revert to an open fire) part exposed stone walling, staircase to the first floor accommodation.



## FIRST FLOOR

### LANDING

With access to the loft space.

## FRONT BEDROOM 1

12' 0" x 11' 10" (3.66m x 3.61m). With exposed 'A' framed beams with loft room over, strip pine flooring.



**BEDROOM 1 (SECOND ANGLE)**



**BEDROOM 2**

10' 10" x 9' 11" (3.30m x 3.02m). With radiator, strip pine flooring, views over the side garden.



## REAR BEDROOM 3

10' 0" x 9' 3" (3.05m x 2.82m). With radiator, exposed strip flooring, side window overlooking the rear garden.



## BATHROOM

Having a characterful 3 piece suite comprising of a pine panelled bath, corner shower cubicle, pedestal wash hand basin, low level flush w.c., radiator, part exposed stone walls with exposed beams. Beautiful character throughout.



## EXTERNALLY

### GARDEN

Landscaped terraced lawned garden to the rear and side of the property, being recently re-fenced, with mature hedge line and backing onto mature native woodland. The garden offers good levelled areas and a paved patio, the whole being on an elevated plot at the edge of the Town of Lampeter.



## PARKING

Parking for up to 3 vehicles located to the side of the property.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

An enchanting property full of character.

## 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 and has the following charges. Council Tax Band: 'D'.

## 3D WALK THROUGH TOUR

3D WALK THROUGH TOUR: Available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, LPG fired central heating, part double glazing, telephone subject to B.T. transfer regulations, good Broadband speeds available.

## Directions

From Lampeter take the A482 Aberaeron road. Proceed out of Lampeter for approximately 0.5 of a mile and the property can be found on the right 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)

3D WALK THROUGH TOUR: Available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

All our properties are also available to view 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'.

To keep up to date please visit our Facebook and Instagram Pages

