

Panoramic views. An exclusive 6 bedroomed detached bungalow set in a plot of approximately 0.5 of an acre. Llanwenog, near Lampeter, West Wales



Gwel Y Dyffryn, Brynawelon, Llanwenog, Llanybydder, Ceredigion. SA40
9UZ.

£400,000

REF: R/4339/LD

*** An exclusive detached country bungalow *** Generous 6 bedroomed, 3 bathroomed accommodation *** Magnificent views overlooking the Teifi Valley and the Llanllwni Mountain Range *** Set in approximately 0.5 of an acre plot with landscaped and terraced lawned garden areas *** The perfect Family home with space in abundance *** Open plan kitchen/diner and large living room *** Oil fired central heating, UPVC double glazing and good Broadband connectivity

*** Benefiting from two driveways and enjoying ample parking *** Large decking BBQ area *** Hot tub jacuzzi *** A highly appealing property in a sought after locality *** On an elevated position on a select residential development

*** The perfect move to West Wales - A property with a lot to offer be it for Family accommodation or for retirement living *** 2 miles from the Market Town of Llanybydder and 5 miles from the University Town of Lampeter *** Pleasant elevated position within the picturesque rural Hamlet of Llanwenog



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LOCATION

Well located in an elevated position on a select and quiet cul-de-sac backing onto open fields and having breath taking views over the Teifi Valley. Llanwenog is a popular picturesque Hamlet only 2 miles from the Market town of Llanybydder providing a wide range of Village amenities, some 5 miles distant from the University Town of Lampeter and within easy travelling distance to the Ceredigion Heritage Coastline.

GENERAL DESCRIPTION



Exclusive and superior Family residence. Gwel Y Dyffryn offers a detached country bungalow that sits centrally within a large plot of approximately 0.5 of an acre. The property offers space in abundance with 6 bedrooms and 3 bathrooms. Externally it enjoys two driveways that leads onto the bungalow with ample parking and turning space.

A property of this calibre does not come to the market often. It offers space, versatility and more importantly enjoys breath taking views over the Teifi Valley and Llanllwni Mountains.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALLWAY

Accessed via as UPVC front entrance door, laminate flooring, staircase to the first floor accommodation.



LIVING ROOM

21' 8" x 12' 6" (6.60m x 3.81m). With laminate flooring, open fireplace (currently covered), patio doors providing magnificent views over the surrounding countryside.



GROUND FLOOR BEDROOM 3

11' 7" x 10' 1" (3.53m x 3.07m). With radiator, laminate flooring.



GROUND FLOOR BEDROOM 2

11' 7" x 10' 8" (3.53m x 3.25m). With laminate flooring, radiator.



FAMILY BATHROOM

15' 3" x 11' 6" (4.65m x 3.51m). A modern suite with a corner shower cubicle, jacuzzi bath, low level flush w.c., pedestal wash hand basin, part tiled walls, extractor fan, radiator.



GROUND FLOOR PRINCIPLE BEDROOM 1

15' 3" x 11' 6" (4.65m x 3.51m). With radiator.



EN-SUITE TO PRINCIPLE BEDROOM 1

A fully tiled 3 piece suite comprising of a corner shower cubicle, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



LARGE-WALK-IN AIRING CUPBOARD

With a copper cylinder and shelving.

KITCHEN

31' 4" x 12' 2" (9.55m x 3.71m). A generous Family sized kitchen area with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit, Leisure electric stove with extractor hood over, integral fridge and dishwasher, tiled flooring. Separate living/dining area.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



UTILITY ROOM

9' 4" x 6' 4" (2.84m x 1.93m). With rear entrance door, tiled flooring, plumbing and space for automatic washing machine and tumble dryer.



GROUND FLOOR W.C.

With pedestal wash hand basin, low level flush w.c., radiator.

FIRST FLOOR

LANDING

With Velux roof window and under eaves storage.

BEDROOM 4

13' 4" x 12' 7" (4.06m x 3.84m). With Velux window, laminate flooring, under eaves storage.



BOX ROOM

BEDROOM 5

13' 4" x 12' 7" (4.06m x 3.84m). With Velux roof window, laminate flooring, radiator.



FIRST FLOOR W.C.

With low level flush w.c., pedestal wash hand basin.



BEDROOM 6

18' 0" x 13' 4" (5.49m x 4.06m). With loft access to an insulated loft space, radiator.



EXTERNALLY

GARDEN

A particular feature of this substantial Family home is its extensive plot of around 0.5 of an acre. It enjoys an elevated position with magnificent views over the surrounding Teifi Valley with views as far as Llanllwni, Llanddewi and the Black Mountains. The garden is terraced but has been laid mostly to lawn and offers a blank canvas to any discerning Owner.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



DECKING

A large decking area is provided to the lower terrace below the bungalow and would be ideal for alfresco Summer evenings, BBQ 's, Children's play area, etc.



HOT TUB JACUZZI

With covered area.



VIEWS FROM THE PROPERTY



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

An outstanding Family home enjoying picturesque views over the surrounding countryside.

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 - 'F'.

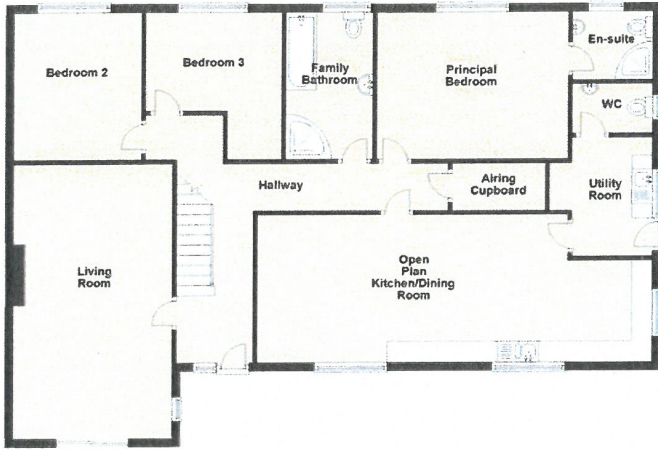
MONEY LAUNDERING REGULATIONS

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.

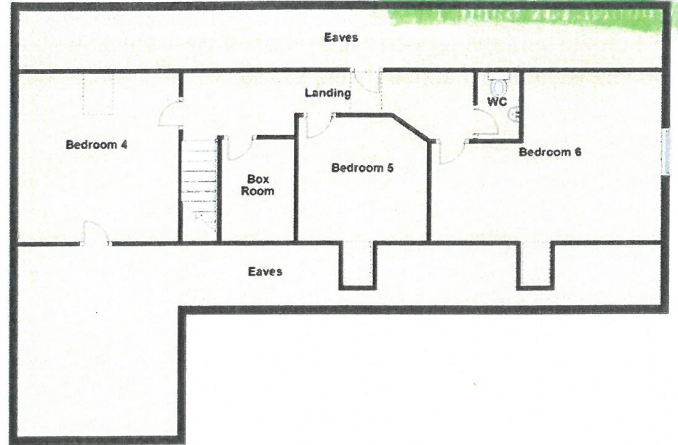
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Ground Floor



First Floor



Directions

From Lampeter take the A475 Newcastle Emlyn road. Continue through the Villages of Llanwnnen and Drefach. Beginning to drive up the hill for approximately half a mile take the first left hand turning signposted Llanwenog. Take the next right lane. Continue up the road for approximately 300 yards turning left and immediately left again into Gwel Y Dyffryn entrance, 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(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 :

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