

*A sought after and nicely positioned 3 bedroomed detached bungalow. Popular Village location.
Cellan, near Lampeter, West Wales*



Hafan, Cellan, Lampeter, Ceredigion. SA48 8HX.

£295,000

REF: R/4767/LD

*** A highly sought after detached bungalow *** 3 double bedroomed accommodation *** Oil fired central heating, double glazing and good Broadband connectivity *** Well positioned - Centre of Village location and on a extensive corner plot *** Perfectly suiting Family accommodation or for retirement living

*** Detached garage *** Garden shed and greenhouse *** Generous corner plot with large enclosed patio to the rear *** Front lawned garden area with raised beds *** Gated tarmacadamed driveway with ample parking and turning space

*** A traditional bungalow suiting a range of Buyers *** Only 2 miles distance from the University Town of Lampeter *** Nicely positioned property deserving early viewing



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

The property is situated within the popular Country Village of Cellan, 2 miles from the University Town of Lampeter. Lampeter is a popular University Town located in the beautiful Teifi Valley, 10 miles or so inland from the Cardigan Bay Coast at Aberaeron and 20 or so miles North from the strategic West Wales County Town and Administrative Centre of Carmarthen, giving access to the M4 Motorway and with National Rail Networks.

GENERAL DESCRIPTION

A sought after detached bungalow offering 3 bedroomed accommodation. The property sits on a sizeable corner plot with a front lawned garden and a rear patio area. It also enjoys the benefit of a detached garage and a tarmacadamed driveway.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With UPVC front entrance door with side glazed panel, radiator, access to the insulated loft space with drop down ladder.

LIVING ROOM

15' 0" x 11' 0" (4.57m x 3.35m). With chimney (currently closed off but available for fireplace if desired), radiator, large window to the front.



LIVING ROOM (SECOND IMAGE)



KITCHEN

17' 10" x 12' 0" (5.44m x 3.66m). With fitted units with floor and wall cupboards, tiled floor, stainless steel sink with double drainer, Neff electric hob and double oven at eye level, radiator, space for upright fridge freezer, side UPVC entrance door.



KITCHEN (SECOND IMAGE)



BEDROOM 3

10' 4" x 11' 0" (3.15m x 3.35m). With radiator.



INNER HALL

Leading to

CLOAKROOM

With w.c., wash hand basin, fully tiled, shaver light and point.

UTILITY ROOM

7' 5" x 4' 9" (2.26m x 1.45m). With plumbing and space for automatic washing machine and tumble dryer.

BATHROOM

9' 6" x 9' 1" (2.90m x 2.77m). With a contemporary 4 piece suite comprising of a cast iron roll top bath, corner glazed shower cubicle with electric shower unit, pedestal wash hand basin, low level flush w.c., radiator.



BEDROOM 1

12' 3" x 12' 4" (3.73m x 3.76m). With radiator.



BEDROOM 2

11' 8" x 11' 0" (3.56m x 3.35m). With radiator.



EXTERNALLY

DETACHED GARAGE

18' 0" x 10' 0" (5.49m x 3.05m). With an electric up and over door.



GARDEN

The property enjoys a generous corner plot with an extensive level lawned garden area to the front along with an enclosed patio area to the rear. The front garden is gated and fenced and enjoys delightful views over the Village Green. It also provides raised flower beds.



PATIO AREA

An enclosed patio area lies to the rear of the property.



NEWLY BUILT POTTING SHED

PARKING AND DRIVEWAY

A gated tarmacadamed driveway with ample parking and turning space.



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A sought after detached bungalow in a popular Village locaiton.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

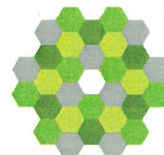
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'E'.

MONEY LAUNDERING REGULATIONS

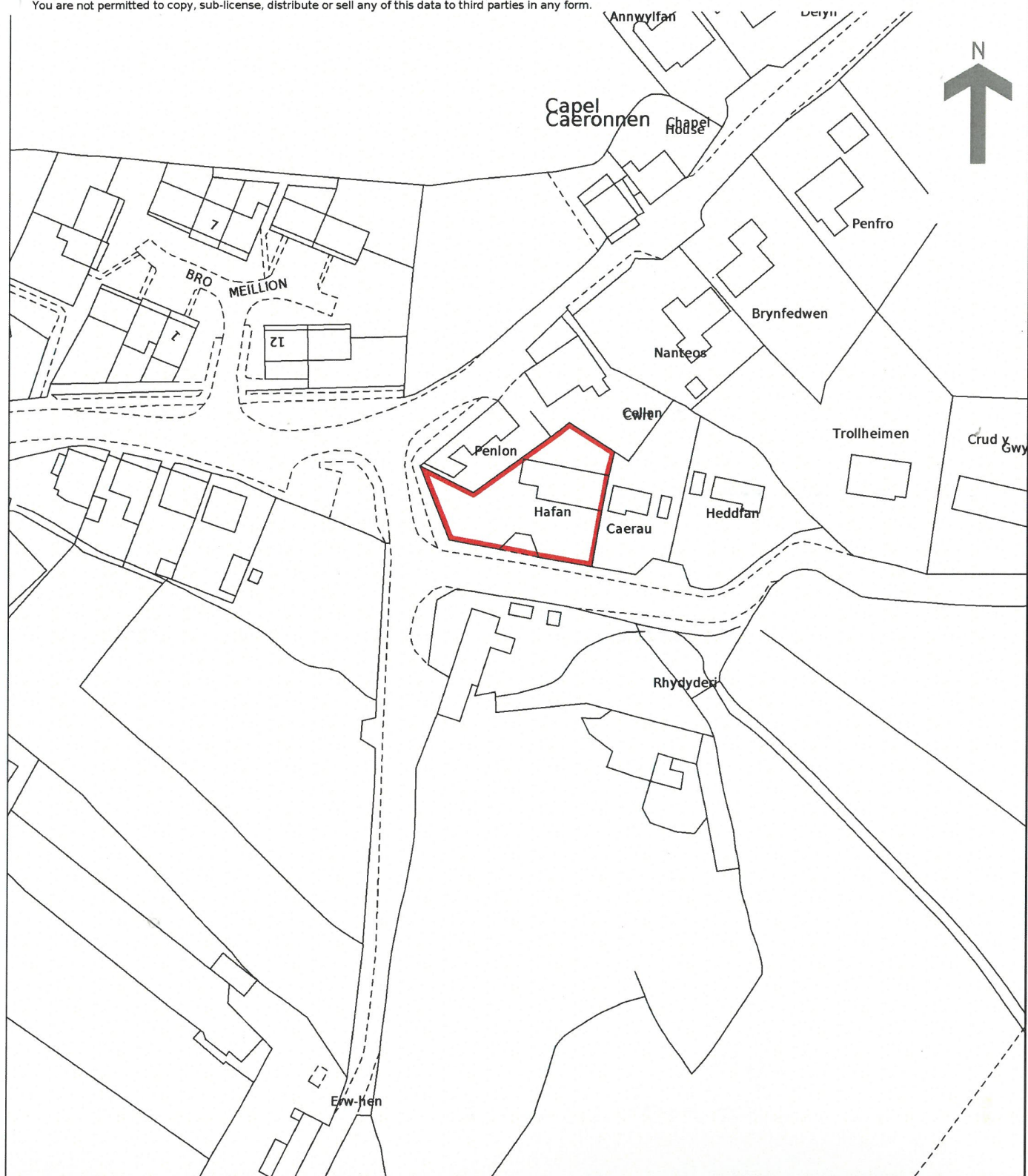
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



© Crown copyright and database rights 2021 Ordnance Survey AC0000851063.
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



Council Tax: Band E

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (43)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

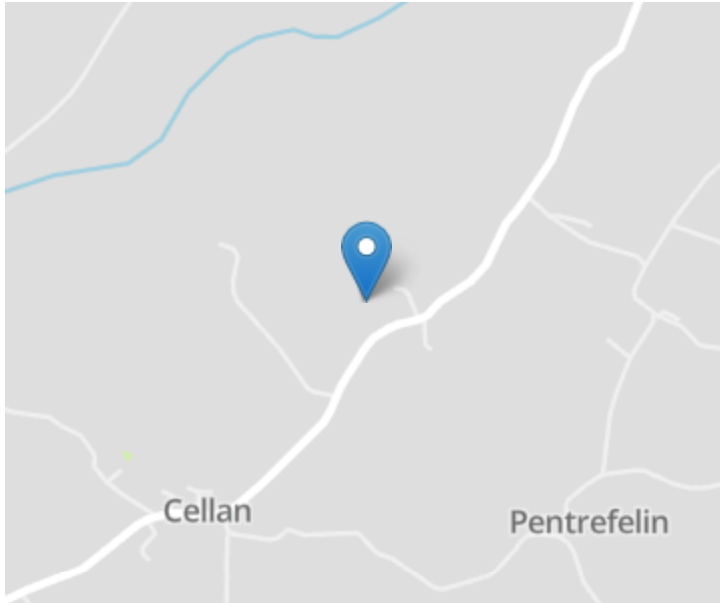
Any risk of coastal erosion? No

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



Directions


From Lampeter take the B4343 road via Cwmann towards the Village of Cellan. Proceed along the road into the Village and turn right by the monument. The property will be the first 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

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'.

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	43	
(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 :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS