

*An appealing and sought after 3 bedroomed detached country bungalow in a pleasant village setting. Bwlchllan, near Lampeter, West Wales*



**Maes y Deri, Bwlchllan, Lampeter, Ceredigion. SA48 8QG.**

**£310,000**

**REF: R/4828/LD**

\*\*\* A highly sought after and appealing detached country bungalow \*\*\* Deceptive 3 bedroomed modern accommodation  
\*\*\* Nicely positioned - Centre of rural Village \*\*\* Convenient to Lampeter and Aberaeron \*\*\* Modern and stylish kitchen and bathroom \*\*\* Oil fired central heating, double glazing and good Broadband connectivity

\*\*\* Recently tarmacadamed and gated driveway with parking for four vehicles \*\*\* Generous plot with a private garden area - Not overlooked \*\*\* Front lawned garden and a well stocked rear garden \*\*\* Useful workshop - 12' x 10'

\*\*\* The property perfectly suits Family living or for retirement purposes \*\*\* Peaceful Village setting yet only 2.5 miles from the Village of Llangeitho with Primary School, Village Shop, Cafe, Public House and Places of Worship \*\*\* Viewings highly recommended - Contact us today



**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

Bwlchllan is a small Hamlet in the Mid Cardiganshire hills within 8 miles from the Georgian Coastal and Harbour Town at Aberaeron, equidistant to the University Town of Lampeter, and 6 miles from the Market Town of Tregaron. The Village of Llangeitho with a wide range of facilities is within 2.5 miles with a Convenience Store, Café, Junior School, Public House, Places of Worship and local garage.

## GENERAL DESCRIPTION

A sought after country bungalow offering deceptive and spacious 3 bedroomed accommodation. The bungalow is well presented with a modern kitchen and bathroom. It benefits from oil fired central heating, double glazing and good Broadband connectivity. Being decorated with new doors throughout.

Externally it sits within a generous plot with a gated tarmacadamed driveway. The garden is laid mostly to lawn having mature hedge rows and not being overlooked. The rear garden is well stocked with a range of ornamental trees and shrubbery along with a useful workshop/garden store.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL

Accessed via a front entrance door with side glazed panels, radiator, access to the loft space via a drop down ladder, cloak cupboard with shelving and lighting.



## LIVING ROOM

14' 4" x 13' 3" (4.37m x 4.04m). With painted stone wrap around fireplace and TV stand incorporating a cast iron multi fuel stove, radiator, picture window overlooking the front garden, T.V. point.





**LIVING ROOM (SECOND IMAGE)****KITCHEN/DINER (THIRD IMAGE)****KITCHEN/DINER**

15' 6" x 9' 5" (4.72m x 2.87m). A modern fitted kitchen with gloss wall and floor units with work surfaces over, 1.5 bowl sink and drainer unit with mixer tap, eye level built-in electric oven and microwave, 4 ring ceramic hob with extractor hood over. A particular feature is the AGA oil fired range.

**CONSERVATORY**

18' 0" x 16' 0" (5.49m x 4.88m). Of UPVC construction under a poly carbonate roof, radiator, side service door to the rear garden.

**KITCHEN/DINER (SECOND IMAGE)**

## BATHROOM

8' 2" x 7' (2.49m x 2.13m). A fully tiled and fitted 3 piece modern suite comprising of a P-shaped panelled bath with shower over, low level flush w.c. vanity unit with ceramic wash hand basin, extractor fan, heated towel rail.



## INNER HALLWAY

Leading to

## REAR BEDROOM 1

13' 6" x 10' 4" (4.11m x 3.15m). With radiator.



## FRONT BEDROOM 2

12' 3" x 10' 9" (3.73m x 3.28m). With radiator.



## FRONT BEDROOM 3

8' 9" x 8' 4" (2.67m x 2.54m). With radiator.



## EXTERNALLY

### GARDEN

A particular feature of the property is its generous centre of Village plot. The garden enjoys mature hedge rows providing privacy and not being overlooked. To the front and rear of the property lies level lawned areas, with the rear especially enjoying a good range of mature shrubs and trees providing fantastic colour all year round and also providing great privacy. The garden to the rear backs onto open country fields. The front garden enjoys fantastic country views.



## FRONT GARDEN



## REAR GARDEN



## REAR GARDEN (SECOND IMAGE)



## REAR GARDEN (THIRD IMAGE)



## WORKSHOP

12' 0" x 10' 0" (3.66m x 3.05m). Of timber construction.



## PARKING AND DRIVEWAY

Recently tarmacadamed and gated driveway with parking for four vehicles.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## 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'.

## 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, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



ORDNANCE SURVEY  
PLAN REFERENCE

SN 5758-5858

**TITLE NUMBER**

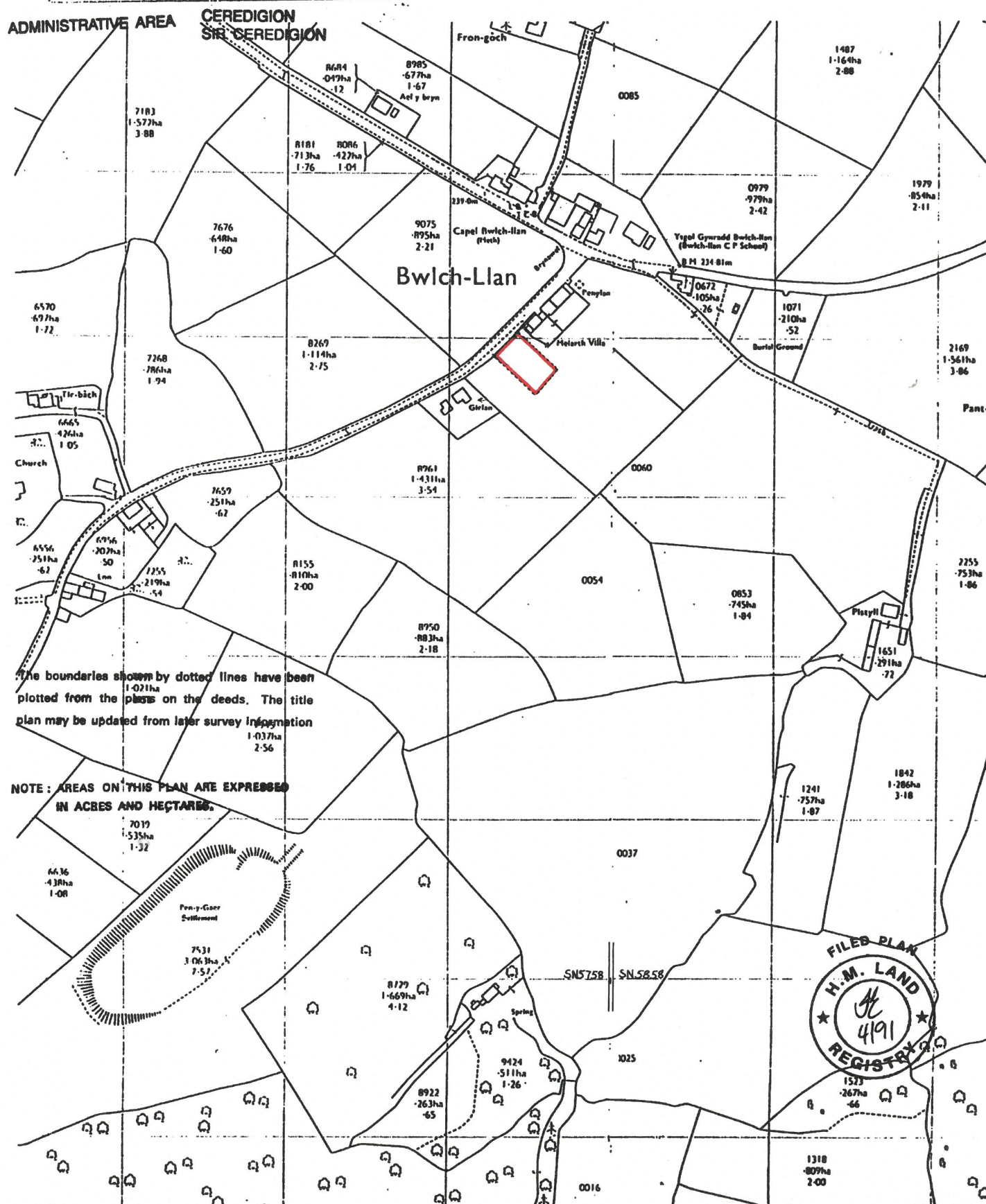
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Scale  
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~~DISTRICT CREDIT~~

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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Gated. Private.

**Heating Sources:** Double Glazing. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (62)

**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

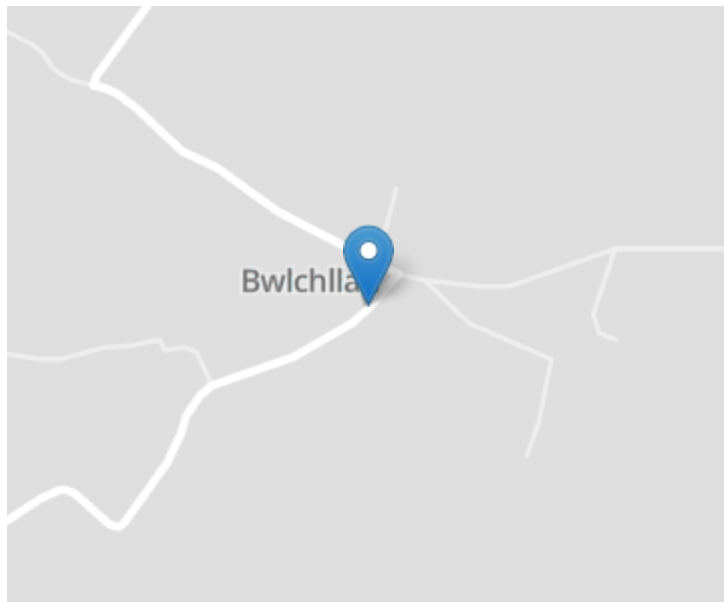
**Is the property listed?** No

**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 A482 road towards Aberaeron turning right at Creuddyn Bridge onto the B4337 signposted Talsarn. Continue into the Village of Talsarn. On leaving the Village turn right onto the B4342 road for Tregaron signposted Llangeitho. Proceed through the small Hamlet of Llundain Fach. Continue for a further 1.5 miles then turn left for Bwlchllan at the next crossroads. Proceed up the hill into the Village of Bwlchllan. On entering the 'T' junction the property will be found just before 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)

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](https://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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	62	
(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 :

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

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



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