

Regulated by:



**RICS**



Since 1989

*A superb position. A substantial and highly appealing 5 bedroomed detached property, with lovely grounds, Lampeter, West Wales*



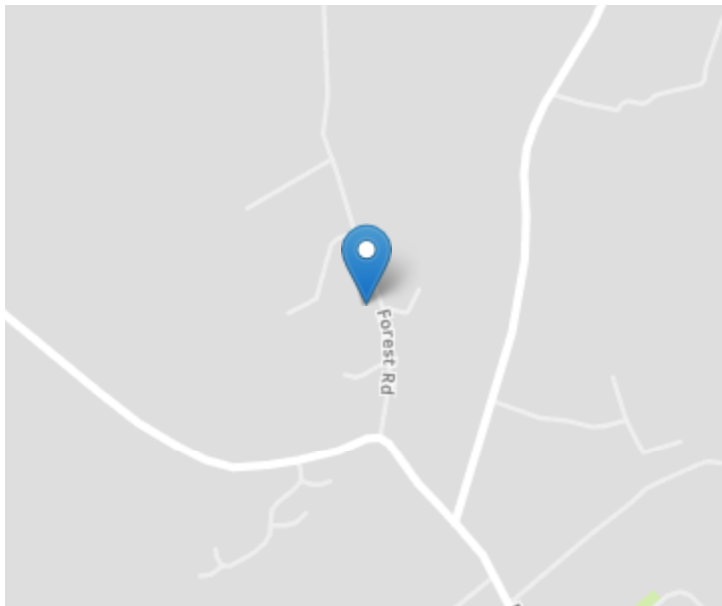
**Brynfa, Forest Road, Lampeter, Ceredigion. SA48 8AN.**

**R/3294/LD**

**£398,000**

\*\*\* No onward chain \*\*\* Located in a highly sought after and superb position \*\*\* Substantial and luxurious 5 bedroomed detached residence \*\*\* Tastefully presented providing the perfect family home \*\*\* Oil fired central heating and double glazing and broadband availability \*\*\* Integral garage and plentiful parking on gravelled drive \*\*\* Useful Cellar/Store \*\*\* Landscaped and well maintained south-facing grounds with large level patio, and manicured lawned areas. An attractive, with an abundance of mature shrubs, trees and flower beds\*\*\* Looking for that perfect family home on the outskirts of this stunning University town? \*\*\* Close to woodland walks \*\*\*

10 Miles inland from the Cardigan Bay coast at Aberaeron, 20 or so miles North from the county town of Carmarthen with access to the M4 motorway and National Rail Networks. The property lying on the outskirts of the University town of Lampeter within walking distance to all town amenities, School and University. A rare opportunity and a desirable edge of town property. Don't miss out! Contact us today!



## LOCATION



Enviably located from an elevation position enjoying far reaching, south facing views, over the University town of Lampeter and the unspoilt surrounding Teifi Valley and countryside. Within walking distance of the University of Wales, Trinity St. David's Campus, and town centre itself, approximately a 10 minute walk. 10 miles inland from the Cardigan Bay coastline at Aberaeron and just 20 minutes north from the County town of Carmarthen.

## GENERAL



Here we have on offer a substantial and imposing 5 bedroomed detached, edge of town residence. A property of high calibre and offering the most perfect of family homes. It enjoys 5 bedroomed accommodation, along with 2 bathrooms and a stunning family kitchen.

Externally, it boasts a landscaped and well maintained garden area, which enjoys fantastic and far reaching views over the Teifi Valley. To the side lies an integral garage with gravelled driveway providing plentiful parking.

Positioned on Forest Road, a highly sought after district within Lampeter being walking distance to the town centre.

Viewings are highly recommended and the property currently offers the following:-

### FRONT VERANDAH

### RECEPTION HALL

With front entrance door with side glazed panel. Staircase to the first floor accommodation with radiator.

### STUDY

12' 7" x 8' 5" (3.84m x 2.57m) with radiator.



## LIVING ROOM



20' 6" x 12' 7" (6.25m x 3.84m) with open tiled fireplace with a slate surround, incorporating a Villager cast iron multifuel stove on a slate hearth. Two radiators. Patio doors opening onto the rear garden area.

## CLOAKROOM

Half tiled, with low level flush w.c., pedestal wash hand basin. Radiator and extractor fan.

## DINING ROOM



With radiator.

## KITCHEN/DINER



20' 9" x 11' 8" (6.32m x 3.56m) with Farmhouse style fitted kitchen with range of wall and floor units, central island, granite worksurfaces over. Sunken, stainless steel 1.5 bowl sink and drainer unit. Hotpoint oven and grill. 4 ring 'Stoves' hob with extractor hood. Tiled flooring, radiator and double patio doors opening onto the patio and garden area.

## UTILITY ROOM



11' 7" x 5' 6" (3.53m x 1.68m) with range of fitted wall and floor units. Stainless steel sink and drainer unit. Plumbing for washing machine and dishwasher. Tiled flooring and radiator.

## REAR HALLWAY

With newly fitted UPVC rear entrance door. Radiator and tiled flooring.

## INTEGRAL GARAGE



18' 9" x 18' 2" (5.71m x 5.54m) with 15' up and over door, and housing the 'Trianco' oil fired central heating boiler.

## FIRST FLOOR

### GALLERIED LANDING



With access to loft space. Radiator and airing cupboard.

### PRINCIPLE BEDROOM 1



15' 6" x 12' 4" (4.72m x 3.76m) with built in wardrobes and radiator. Enjoying fine views to the rear over the Teifi Valley.

### VIEW FROM BEDROOM 1





**EN-SUITE**

With a half tiled suite with corner shower cubicle, low level flush w.c, vanity unit with wash hand basin. Radiator.

**FAMILY BATHROOM**

A stylish suite comprising a range of fitted floor units incorporating wash hand basin and enclosed low level flush w.c. Panelled bath with shower attachment. Radiator.

**BEDROOM 5**

11' 9" x 10' 2" (3.58m x 3.10m) with radiator.

**BEDROOM 4**

12' 9" x 11' 8" (3.89m x 3.56m) with radiator.

**BEDROOM 3**

10' 1" x 8' 4" (3.07m x 2.54m) with radiator.

**BEDROOM 2**

13' 6" x 12' 8" (4.11m x 3.86m) with radiator.

## LOWER GROUND FLOOR

### CELLAR STORE



12' 8" x 21' 0" (3.86m x 6.40m) having external access only and currently split into two compartments providing a perfect store area.

## GARDEN



Well maintained landscaped gardens located to the front and rear of the property, enjoying an abundance of mature shrubs, trees and flower borders. To the rear lies level south-facing lawned areas providing the perfect suntrap.



## PATIO AREA



A large patio area is located at the rear of the property and easily accessed from the living room and kitchen/diner.

## PARKING AND DRIVEWAY



A pillared and gravelled area is located to the side of the property enjoying plentiful parking.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENTS COMMENTS

A stunning family home in a sought after locality.

## TENURE AND POSSESSION

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

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

## 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 throughout, telephone subject to B.T. transfer regulations, Broadband available.

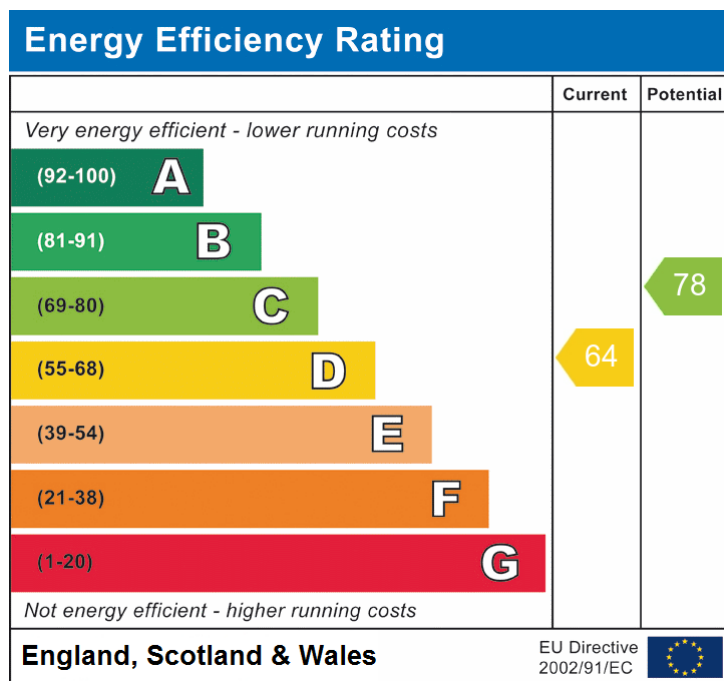
## Directions

From our Lampeter office proceed along College Street and onto North Road. Proceed along North Road until you get to Huw Lewis Tyre Garage on the left hand side. Turn immediately right onto Forest Road. Proceed up the hill and the property will be located on your left hand side on the turning into Maeshyfyd. 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](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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### Ground Floor

Approx. 133.2 sq. metres (1433.5 sq. feet)



### First Floor

Approx. 98.2 sq. metres (1057.0 sq. feet)



Total area: approx. 231.4 sq. metres (2490.5 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.