

*A delightful and traditional detached 4 bedroomed residence set in delightful grounds in a rural location. 1.5 miles from Lampeter, West Wales*



Islwyn, Llanfair Road, Lampeter, Ceredigion. SA48 8JZ.

**£295,000**

**REF: R/4337/LD**

\*\*\* Motivated Seller \*\*\* Rural position \*\*\* A delightful and traditional stone and slate country residence \*\*\* Spacious well presented 4 bedroomed, 2 bathroomed accommodation \*\*\* Recently refurbished with stunning kitchen and bathroom suites  
\*\*\* Oil fired central heating, UPVC double glazing and good Broadband connection

\*\*\* Spacious grounds with the property centrally positioned \*\*\* Landscaped gardens with fruit trees, ornamental shrubs, etc.  
\*\*\* Tarmacadamed driveway \*\*\* Attached garage

\*\*\* A rare and unrivalled opportunity - A Family home in the West Wales unspoilt countryside \*\*\* Idyllic location - 1.5 miles from the University Town of Lampeter \*\*\* Rural but not remote \*\*\* Delightful and sought after property - Contact us today to view



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## LOCATION

Located in the heart of the Teifi Valley and enjoying a delightful location set off a quiet district road, just 1.5 miles from the University Town of Lampeter and 1 mile from the Village of Llanfair Clydogau. The University Town of Lampeter offers a good range of amenities with good recreational, leisure and educational facilities.

## GENERAL DESCRIPTION

A refurbished yet traditional detached country residence offering 4 bedroomed, 2 bathroomed accommodation. The property has undergone refurbishment in recent times and now offers a modern up to date kitchen and bathroom suites along with an open plan styled living area.

The property is positioned in a rural area just 1.5 from the University Town of Lampeter. The landscaped garden offers various lawned areas, a nice patio and overlooks open countryside.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### FRONT PORCH

With laminate flooring.

## LIVING ROOM

23' 4" x 14' 7" (7.11m x 4.45m). With exposed stone walls with an impressive open fireplace housing a large cast iron multi fuel stove, laminate flooring, two radiators, open tread staircase to the first floor accommodation.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



## KITCHEN/DINER

24' 8" x 10' 2" (7.52m x 3.10m). A modern Shaker kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit, integrated electric oven, 4 ring hob with extractor hood over. Separate dining area with radiator and tiled flooring.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



## LEAN-TO REAR PORCH

With radiator, tiled flooring, plumbing and space for automatic washing machine and tumble dryer, housing the Worcester oil fired central heating boiler.



## POSSIBLE ANNEXE

With

## INNER HALL

Leading to

## GROUND FLOOR SHOWER ROOM

With a high end finish comprising of a walk-in shower facility, low level flush w.c., double drawer vanity unit with wash hand basin, heated towel rail.



## GROUND FLOOR BEDROOM 4

14' 7" x 8' 5" (4.45m x 2.57m). With separate UPVC side entrance door, laminate flooring, radiator, access to the loft space.



## FIRST FLOOR

### LANDING

With access to the loft space.

### FRONT BEDROOM 1

13' 0" x 11' 3" (3.96m x 3.43m). With radiator, large walk-in cupboard, radiator, two windows to the front, laminate flooring.



## FRONT BEDROOM 2

14' 5" x 8' 7" (4.39m x 2.62m). With radiator, laminate flooring.



## REAR LANDING/POSSIBLE BEDROOM/OFFICE

Leading to



## BATHROOM

A modern suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, large linen cupboard.



### REAR BEDROOM 3

10' 5" x 10' 3" (3.17m x 3.12m). With laminate flooring, radiator.



### EXTERNALLY

#### ATTACHED GARAGE

17' 5" x 10' 0" (5.31m x 3.05m). With an up and over door, electricity connected.



### LARGE GARDEN SHED/WORKSHOP

Of timber construction.



### GARDEN

A particular feature of this charming and traditional residence is its spacious plot. The garden has been landscaped and now offers a front and rear lawned garden area. The rear garden enjoys steps leading up to the terraced area with a lawn and a range of fruit trees and bushes. Offers the perfect space for a vegetable growing garden. To the side of the property also lies further lawned areas which offers great potential and a blank canvas.



**GARDEN (SECOND IMAGE)**



**GARDEN (THIRD IMAGE)**



**FRONT GARDEN**



**PARKING AND DRIVEWAY**

A gated tarmacadamed driveway to the front of the property with ample parking and turning space.



**FRONT OF PROPERTY**



**REAR OF PROPERTY**



**AGENT'S COMMENTS**

A traditional Family home in the West Wales countryside. A must view.

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

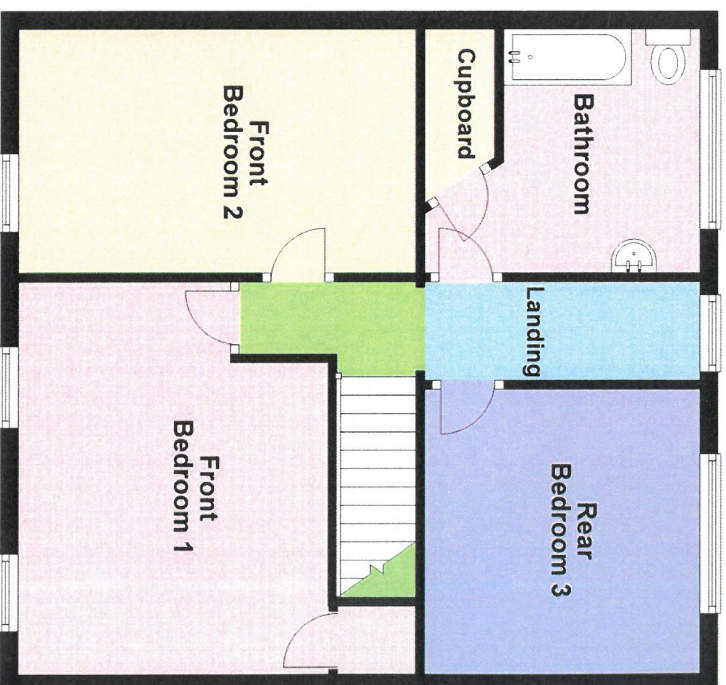
## Ground Floor

Approx. 107.5 sq. metres (1157.3 sq. feet)



## First Floor

Approx. 54.4 sq. metres (585.3 sq. feet)



**Total area: approx. 161.9 sq. metres (1742.7 sq. feet)**

For illustration purposes only. floor-plan not to scale and measurements are approximate.  
Plan produced using PlanUp.



**Council Tax:** Band E

N/A

**Parking Types:** Driveway.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (53)

**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

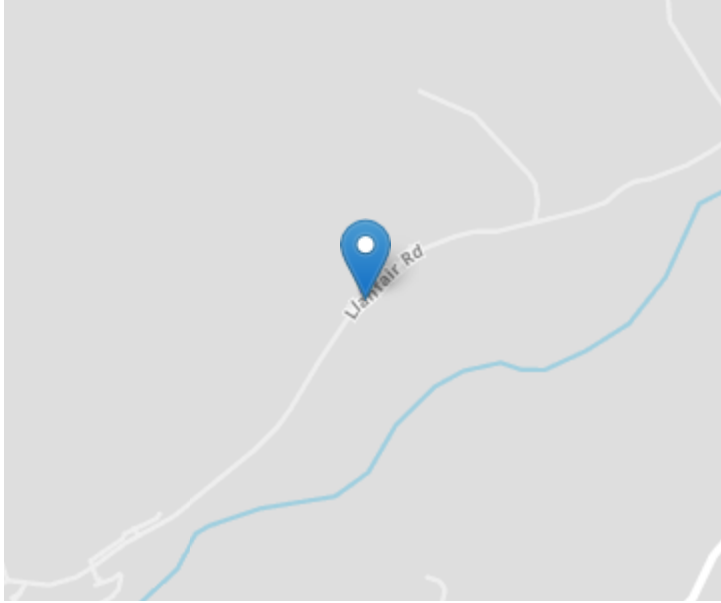
**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

**Construction Type**

Traditional



### Directions


From our Lampeter Office proceed along Bridge Street. Turn left onto Llanfair Road just opposite W.D. Lewis & Sons Agricultural Merchants and just before the Coop Supermarket. Continue over the hump back bridge, passing Brondeifi Chapel on your left hand side, and continue for a further 1.5 miles. The property will be found within a small Hamlet of cottages on the left 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](http://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+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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**  
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**Ceredigion**  
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