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RICS



Since 1989

An appealing detached country bungalow in a pleasant village setting, Nr Lampeter, West Wales



Maes y Deri Bwlchllan, Lampeter, Ceredigion. SA48 8QQ.

R/2625/LD

£215,000

*** No onward chain *** Desirable and appealing country bungalow *** Detached 3 bed roomed modern accommodation *** Pleasant position in the centre of rural village *** Stylish kitchen and modern bathroom *** Oil fired central heating, double glazing *** Good broadband speed *** Well stocked private enclosed garden with mature hedge boundary *** Garden shed and greenhouse *** Gated gravelled driveway with ample parking *** Perfectly suiting family living, or for retirement purposes *** West Wales countryside at its finest *** Convenient for Lampeter, Aberaeron and Aberystwyth ***
Contact us today! ***

Location

Bwlchllan is a small hamlet in the Mid Cardiganshire hills within 8 miles from the Georgian coastal and harbour town at Aberaeron, equidistant with 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



Here we have on offer a delightfully situated country bungalow offering spacious 3 bedroomed modern accommodation with a stylish kitchen and bathroom. The property enjoys the benefit of oil fired central heating, double glazing and good broadband speeds.

Externally it enjoys a private front and garden having benefit of mature hedge boundaries both of which being well stocked, with greenhouse and garden shed.

The property is deserving of early viewing and currently consists of the following:-

Reception Hall

with front entrance door with side glazed panels, radiator. Access to loft space via drop down ladder. Cloak cupboard with shelving and lighting.

Living Room

14' 4" x 13' 3" (4.37m x 4.04m) With painted stone wraparound fireplace and TV stand, incorporating a cast iron multifuel stove, radiator, picture window overlooking the front garden. TV point.



Kitchen/Diner

15' 6" x 9' 5" (4.72m x 2.87m) Being a modern fitted kitchen with gloss wall and floor units with worksurfaces 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 being the AGA oil fired range.



Conservatory

18' 0" x 16' 0" (5.49m x 4.88m) of Upvc construction under a polycarbonate roof with radiator. Side service door to rear

garden.



Bathroom

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



Inner Hallway

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

Rear of Property



Garden

The property enjoys a generous plot being private and not overlooked. To the front lies a level lawned garden area, with concrete path leading to the rear garden, where you will enjoy further lawned areas, with well stocked range of mature shrubs and trees and flower borders, all of which backing onto open country fields and both being at an easily accessible level.



Greenhouse

8' 0" x 6' 0" (2.44m x 1.83m)



Cedarwood Garden Shed

10' 0" x 6' 0" (3.05m x 1.83m)

Parking and Driveway

Gated and gravel parking area with ample off street parking.



Tenure and Possession

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

Council Tax Band: D

Services

Directions

From Lampeter take the A482 towards Aberaeron turning right at Creuddyn Bridge onto the B4337 signposted Talsarn. Continue to the village of Talsarn. On leaving the village of Talsarn turn right onto the B4342 for Tregaron and signposted Llangeitho. Proceed through the small hamlet of Llundain Fach and continue for a further 1.5 miles then turn left for Bwlchllan at the next cross roads.

Proceed up the hill into the village of Bwlchllan and 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

Virtual Video available on our Website – www.morgananddavies.co.uk

All our properties are also available to view on our

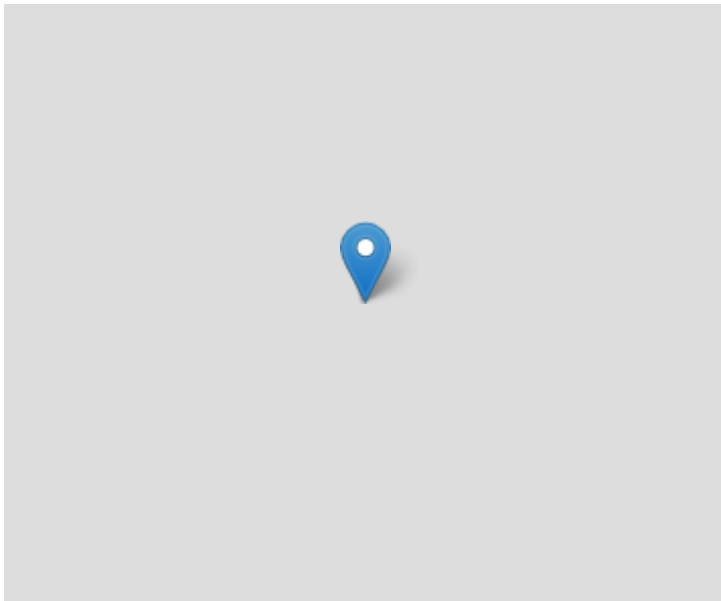
FACEBOOK Page - www.facebook.com/morgananddavies.

Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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

Directions

Mains water, mains electricity, private drainage to septic tank, telephone subject to Telecom regulations with good Broadband speeds, oil fired heating running all domestic systems, double glazing.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(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	