

A well positioned and spacious 3 bedroomed detached bungalow with garage, parking and an extensive garden area. Drefach, near Llanybydder, West Wales



Awel Y Bryn, Drefach, Llanybydder, Ceredigion. SA40 9SX.

£285,000

REF: R/4766/LD

*** A delightful and conveniently located detached bungalow *** 3 bedroomed accommodation *** Open plan kitchen/diner and living room *** Recently upgraded oil fired central heating and double glazing *** Modern bathroom suite - Recently installed *** Privately owned solar panels with battery

*** Adjoining garage with rear outhouses *** Tarmacadamed driveway with parking for 2/3 vehicles *** Extensive rear garden being a haven for local Wildlife with a fantastic range of mature shrubs and trees - Being totally private and not overlooked *** Greenhouse and potting shed

*** Convenient Village location - Within walking distance to the renowned Ysgol Dyffryn Cledlyn School *** Backing onto open fields and enjoying beautiful views over the Teifi Valley *** 4 miles from the University Town of Lampeter *** Perfectly suiting a Family home or for retirement living.



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LOCATION

The property is well positioned just off the A475 within rural surroundings and having an attractive outlook over the surrounding meadows. It lies only 2 miles from the Teifi Valley Market Town of Llanbydder, 4 miles distant from the University Town of Lampeter and within easy travelling distance of the Ceredigion Heritage Coastline of New Quay.

GENERAL DESCRIPTION

A well positioned and spacious detached bungalow offering 3 bedrooomed accommodation and benefiting from oil fired central heating and double glazing. The property has an upgraded bathroom suite and an open plan kitchen/diner.

Externally it benefits from an attached garage and a tarmacadamed driveway. To the rear lies an extensive and mature garden being totally private and not overlooked with an abundance of mature shrubs and trees with a former vegetable growing area.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With UPVC front entrance door, radiator, access to the loft space.

LIVING ROOM

14' 10" x 15' 9" (4.52m x 4.80m). With radiator, large picture window to the front.



KITCHEN/DINER

23' 6" x 11' 3" (7.16m x 3.43m). A fitted yet painted oak kitchen with a range of wall and floor cupboards, stainless steel sink and drainer unit, electric cooker space and point with extractor hood over.



DINING AREA

With patio doors opening onto the rear patio area.



CONSERVATORY

12' 7" x 8' 5" (3.84m x 2.57m). Fully UPVC double glazed with two entrance doors to the patio rea and garden.



FRONT BEDROOM 1

10' 7" x 10' 1" (3.23m x 3.07m). With radiator.



FRONT BEDROOM 2

12' 7" x 7' 6" (3.84m x 2.29m). With radiator.



REAR BEDROOM 3

10' 1" x 9' 0" (3.07m x 2.74m). With radiator, picture window overlooking the rear garden.



FAMILY BATHROOM

A modern and recently upgraded suite with a panelled bath with shower over, multi drawer vanity unit with ceramic sink and enclosed w.c., tiled walls, heated towel rail.



EXTERNALLY

ATTACHED GARAGE

28' 10" x 12' 6" (8.79m x 3.81m). With an up and over door, concrete flooring, electricity connected.

TWO BRICK BUILT STORE SHEDS

With concrete floor and electricity connected.

GREENHOUSE

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



POTTING SHED

10' 0" x 8' 0" (3.05m x 2.44m).

GARDEN

A particular feature of this property is its extensive and private garden area. The garden enjoys an abundance of fruit trees, ornamental trees, shrubs and bushes and provides a haven for local Wildlife and Bird sightings. The garden has been left to nature in recent years but provides a peaceful rural setting that overlooks the Teifi Valley.

The garden itself provides great potential for a Family home or those with a keen eye for gardening.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



FRONT GARDEN



FORMER VEGETABLE GROWING AREA

To the rear of the garden lies a former vegetable growing area with a gravelled path leading from the rear entrance door.



PATIO AREA

Having access from the rear conservatory and being in an elevated position with far reaching views over the Teifi Valley.



PARKING AND DRIVEWAY

Having access via a private shared tarmacadamed driveway that leads onto the front of the property with parking for 2/3 vehicles.



AGENT'S COMMENTS

A conveniently positioned detached bungalow providing the perfect Family home or for retirement living.

TENURE AND POSSESSION

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

COUNCIL TAX

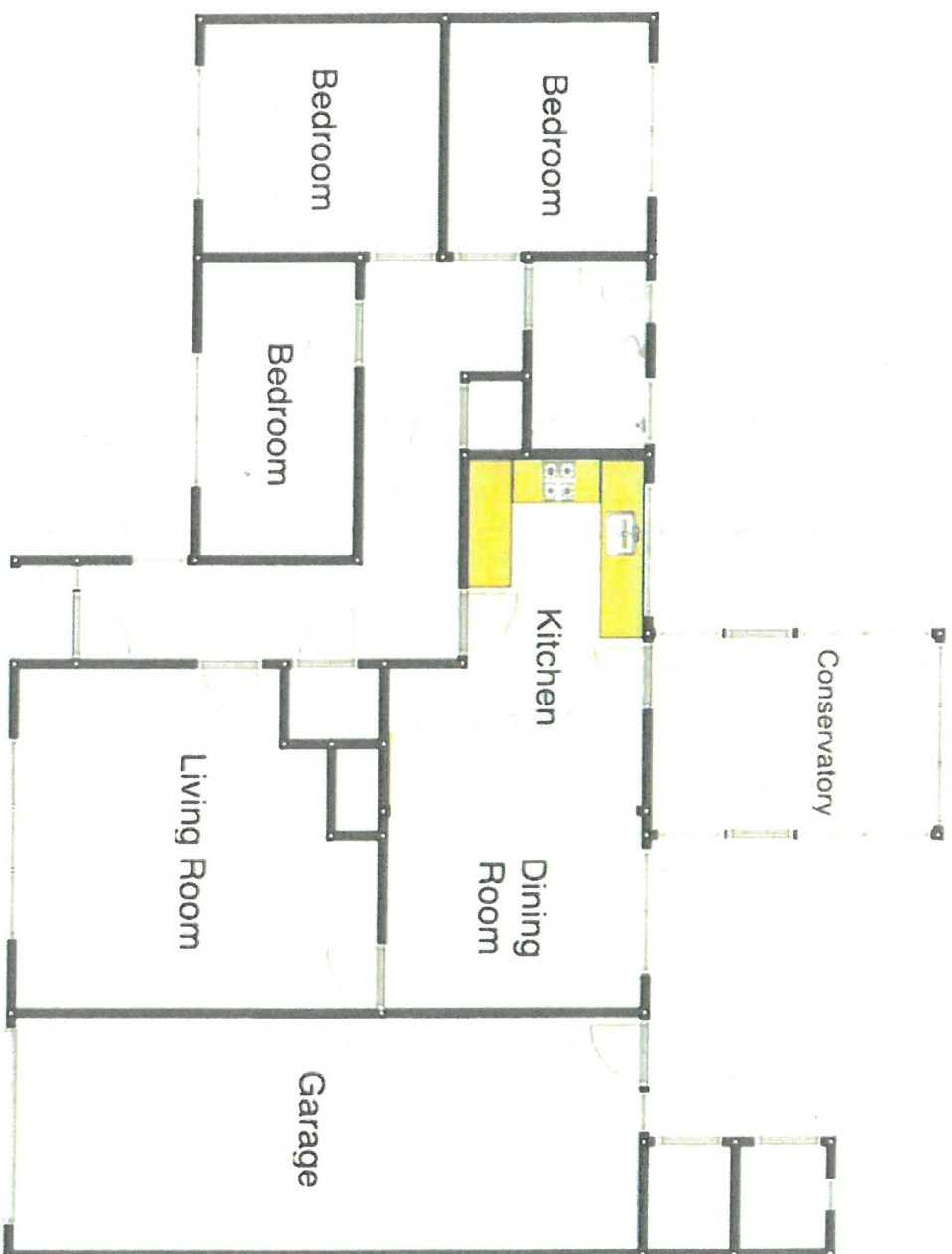
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'D'.

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, mains drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider, privately owned solar panels with battery.



Awel Y Bryn SA40 9SX



Council Tax: Band D

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Double Glazing. Oil.
Solar.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: B (81)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

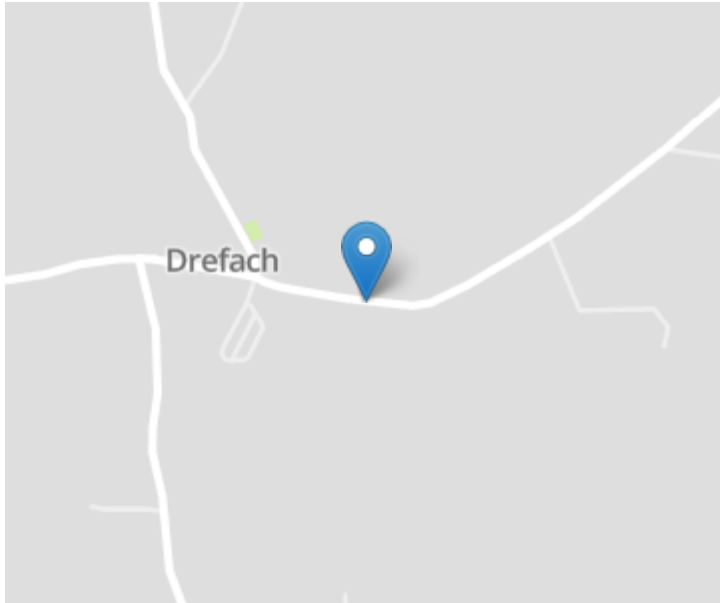
Any risk of coastal erosion? No

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 A475 Newcastle Emlyn road. Proceed through the Village of Llanwnnen and then onto Drefach. On reaching the Village of Drefach take the first left hand turning onto a private shared tarmacadamed driveway. The property is the third 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

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 | | 95 |
| (81-91) B | 81 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (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 :

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