

A delightful country cottage set in its own grounds offering character accommodation. Cribyn, near Lampeter, West Wales



Cefn Bryn Cottage, Cribyn, Lampeter, Ceredigion. SA48 7QH.

£220,000

REF: R/5037/LD

*** No onward chain - Priced to sell *** A fantastic lifestyle opportunity *** Stunning and rural private position with breath taking views over the open countryside *** Character 3 bedroomed, 2 bathroomed accommodation *** In need of general modernisation and updating *** LPG fired central heating and double glazing

*** Surrounded by its own private garden laid to lawn and bordering open fields *** Located at the end of a private lane with a right of way access *** Private parking area *** Enjoying superb views over the surrounding countryside

*** Please note the property is located within a farmyard setting with nearby Neighbours in a rural setting



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LOCATION

Cribyn is a scattered rural Community lying some 5 miles from the University Town of Lampeter and some 7 miles from the Georgian Coastal Harbour Town of Aberaeron. The property has a pleasant rural position off a quiet district road, being within easy reach of amenities with nearby Lampeter and Felinfach providing Shop, Garage, Public House, Places of Worship and Junior School.

GENERAL DESCRIPTION

Cefn Bryn Cottage offers character 3 bedroomed, 2 bathroomed accommodation set in its own grounds of approximately half an acre with a private parking area and enjoying superb views over the surrounding countryside. The property is in need of general modernisation and benefits from LPG fired central heating and double glazing.

Please note we have been informed there is Japanese Knotweed at the property and the current Vendor has a treatment plan in place. An Insurance Policy is available via the Vendor's Solicitors.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

SIDE PORCH

With half glazed side entrance door, flag stone flooring.

KITCHEN

16' 5" x 15' 3" (5.00m x 4.65m). A Dark Oak fitted Kitchen with a range of wall and floor units with Granite work surfaces and breakfast bar, stainless steel double drainer sink unit, plumbing and space for dishwasher, electric double oven, 5 ring gas hob, Oak flooring.



SITTING ROOM

21' 4" x 14' 1" (6.50m x 4.29m). With a large cast iron multi fuel stove, Oak flooring, two radiators, original staircase to the first floor accommodation with understairs storage cupboard.



INNER HALLWAY

Leading to

DOWNSTAIRS SHOWER ROOM

13' 0" x 5' 8" (3.96m x 1.73m). Having a modern suite with a low level flush w.c., pedestal wash hand basin, radiator, walk-in shower cubicle, airing cupboard with hot water cylinder and immersion.



LIVING ROOM

31' 0" x 16' 2" (9.45m x 4.93m). With a feature bar area, Bespoke fitted cabinets and book shelves, patio doors opening onto the rear garden area.



FRONT ENTRANCE PORCH

With quarry tiled flooring, front entrance door.

FIRST FLOOR

LANDING

Leading to

BEDROOM 2

15' 7" x 14' 0" (4.75m x 4.27m). With built-in wardrobes, radiator.



LAUNDRY ROOM

With plumbing and space for automatic washing machine and tumble dryer.

BEDROOM 3

15' 3" x 11' 7" (4.65m x 3.53m). With feature cross beamed ceiling, double aspect windows.



BATHROOM

8' 5" x 5' 8" (2.57m x 1.73m). Having a panelled bath, vanity unit with wash hand basin, low level flush w.c., Velux roof window.



PRINCIPLE BEDROOM 1

13' 0" x 12' 9" (3.96m x 3.89m). With wall to wall built-in wardrobes, Velux roof window.



EXTERNALLY

ANNEXE/STORE ROOM

Located within the front courtyard area. Comprising of:-

ROOM 1

14' 3" x 11' 6" (4.34m x 3.51m). Being 'L' shaped, with radiator, large cloak cupboard.

ROOM 2

15' 8" x 5' 7" (4.78m x 1.70m). With plumbing in-situ for a shower room. This room would perfectly suit a home office or study area.

GROUND

The property sits within its own grounds of approximately half an acre, being well kept level lawns, with mature hedge boundary and backing onto open country fields.



PARKING AND DRIVEWAY

A large walled tarmacadamed driveway lies to the front with ample parking and turning space.

PLEASE NOTE

The property is located within a farmyard setting with nearby Neighbours to the front. The property is also accessed via a private lane having a Right of Way.

FRONT OF PROPERTY



REAR OF PROPERTY



REAR VIEW OF COTTAGE



AERIAL VIEW OF PROPERTY



NOTE

Please note we have been informed there is Japanese Knotweed at the property and the current Vendor has a treatment plan in place. An Insurance Policy is available via the Vendor's Solicitors.

TENURE AND POSSESSION

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

COUNCIL TAX

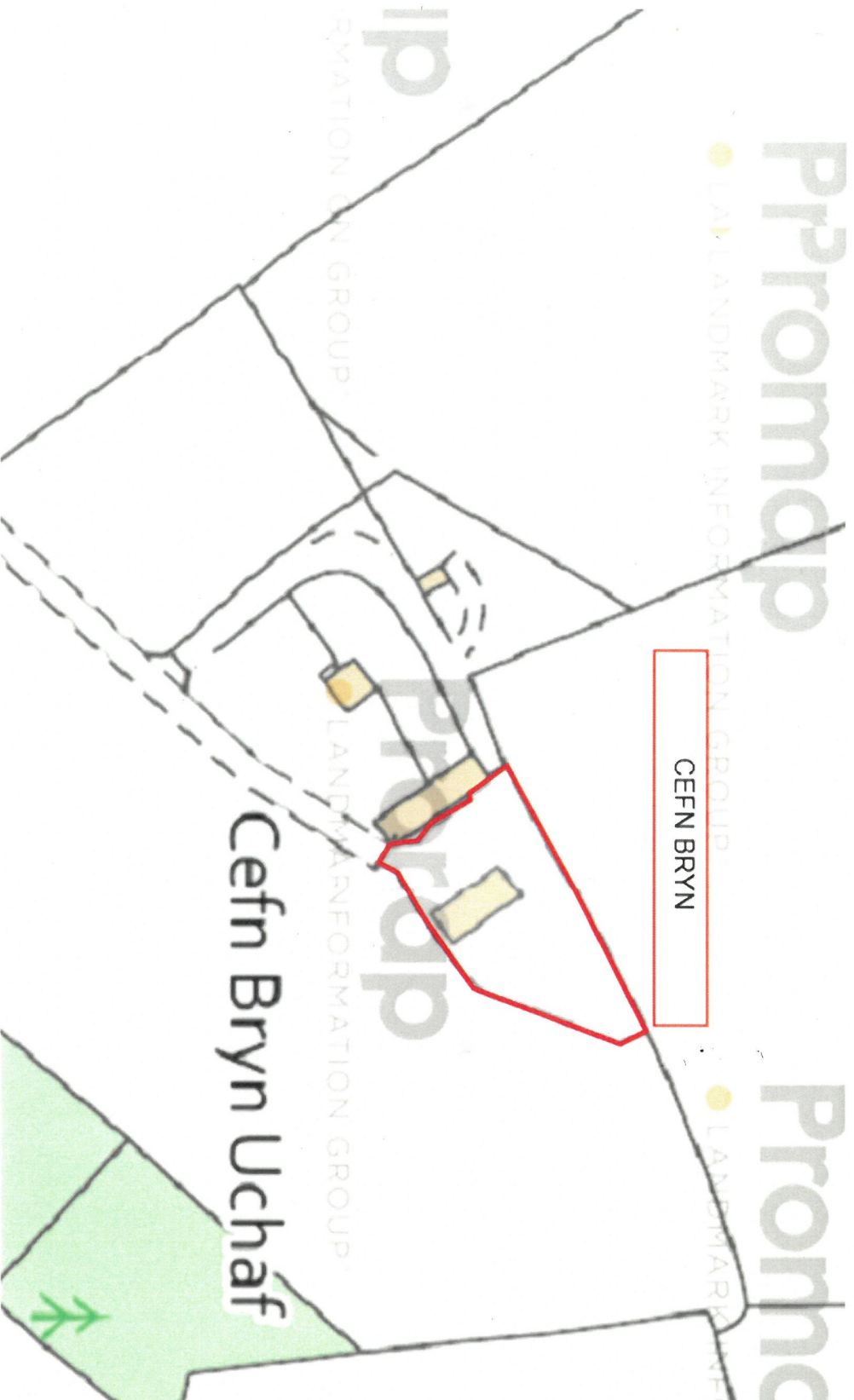
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'D'.

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



Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Double Glazing. Gas
Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (41)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

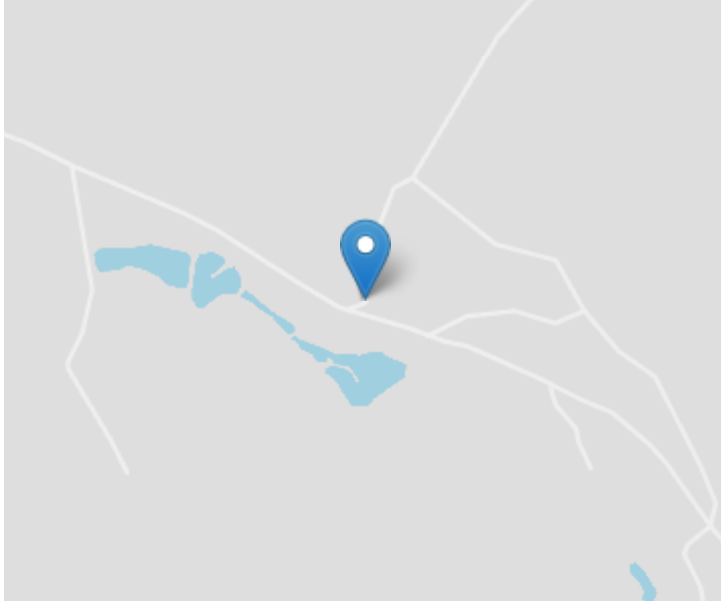
Any risk of coastal erosion? No

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? Yes



Directions


From Lampeter take the A482 Aberaeron road as far as the Village of Temple Bar. Turn left at the crossroads onto the B4337 Cribyn roadway. As you enter the Village of Cribyn turn right by the Village Monument and follow this road bearing right towards Dihewyd. After 2 miles turn right beside a property called "Pandy" and the entrance to Cefn Bryn will be located thereafter on a private drive on your 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

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		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	41	
(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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