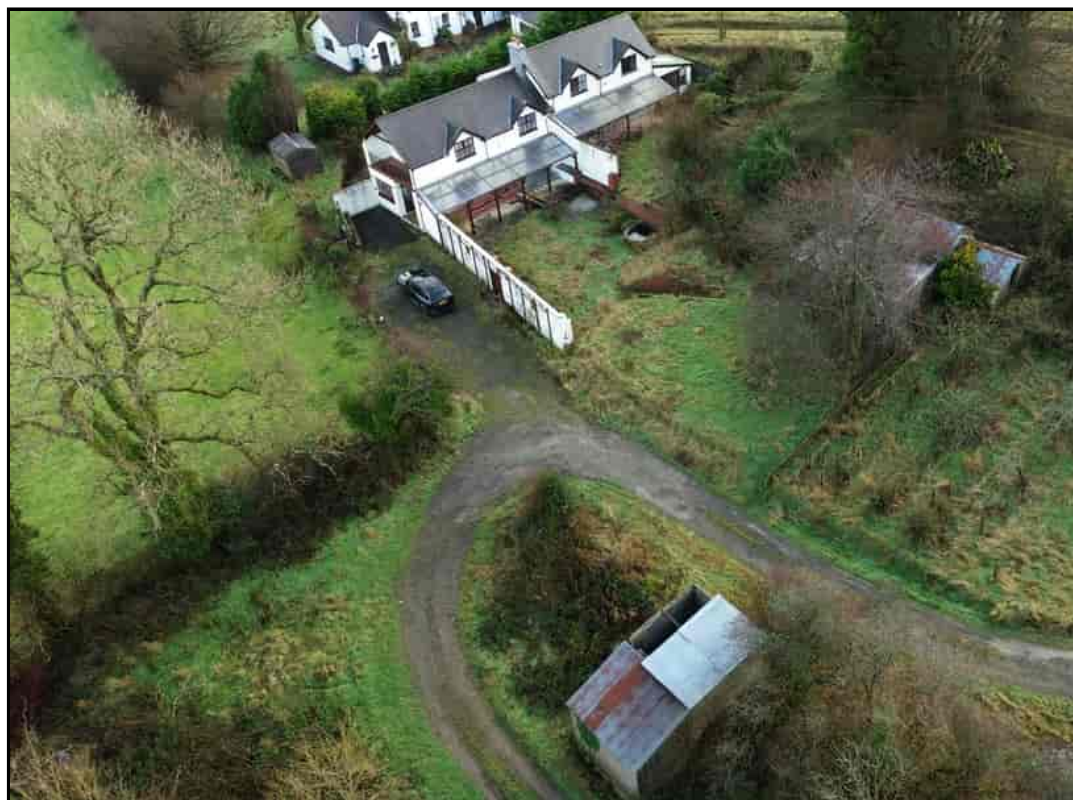


A contemporary styled semi detached cottage with walled gardens and paddock extending to approximately 5.476b acres. Cribyn, near Lampeter, West Wales



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

£270,000

REF: A/5566/LD

*** No onward chain - Priced to sell *** A contemporary styled semi detached cottage *** 3 bedroomed, 2 bathroomed accommodation in need of general modernisation and updating *** Nicely designed and the perfect Family home *** *** Solid fuel fired central heating and double glazing *** Balcony area with fantastic views over the surrounding countryside

*** Walled garden area laid to lawn with a veranda *** Garage/storage shed *** Large grazing paddock extending to approximately 5.476 acres *** Ample private parking *** Please note the property is located within a courtyard/farmyard setting with nearby Neighbours in a rural setting

*** On the outskirts of the popular Village Community of Cribyn *** Close to Lampeter and Aberaeron



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CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
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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 Isaf is a contemporary styled semi detached cottage in a delightful courtyard style setting. The property provides 3 bedroomed, 2 bathroomed accommodation. Externally it enjoys a walled garden area laid to lawn with a veranda and a large grazing paddock extending in total to 5.476 acres with a natural tree lined boundary perfectly suiting Animal grazing.

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.

ENTRANCE PORCH

7' 9" x 4' 6" (2.36m x 1.37m). With tiled flooring, front entrance door.

KITCHEN

15' 1" x 12' 7" (4.60m x 3.84m). With a modern range of wall and floor units, cooker point and space, tiled flooring, stainless steel sink and double drainer, two radiators, steps leading up to Living Room.



LIVING ROOM

16' 2" x 12' 0" (4.93m x 3.66m). With a raised stone hearth with a cast iron multi fuel stove that runs all domestic systems within the property, Oak flooring, TV. Point, original staircase to the first floor accommodation.



INNER HALL

Leading to

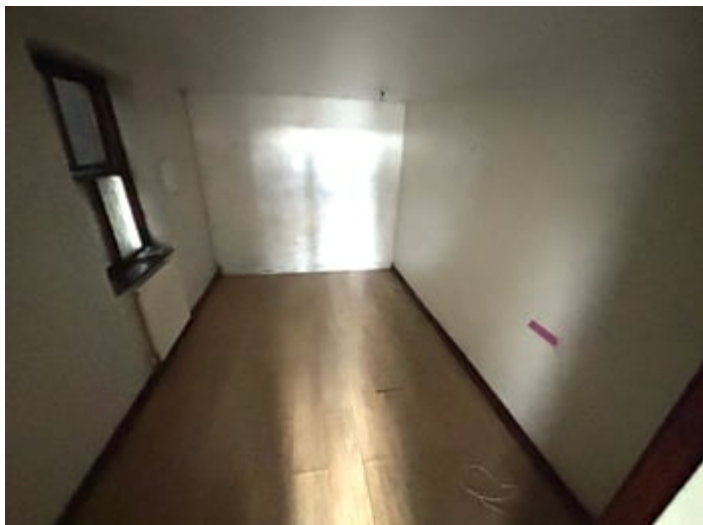
SHOWER ROOM

Having low level flush w.c., shower cubicle with Triton electric shower.



UTILITY ROOM/OFFICE

11' 3" x 7' 7" (3.43m x 2.31m). With radiator.



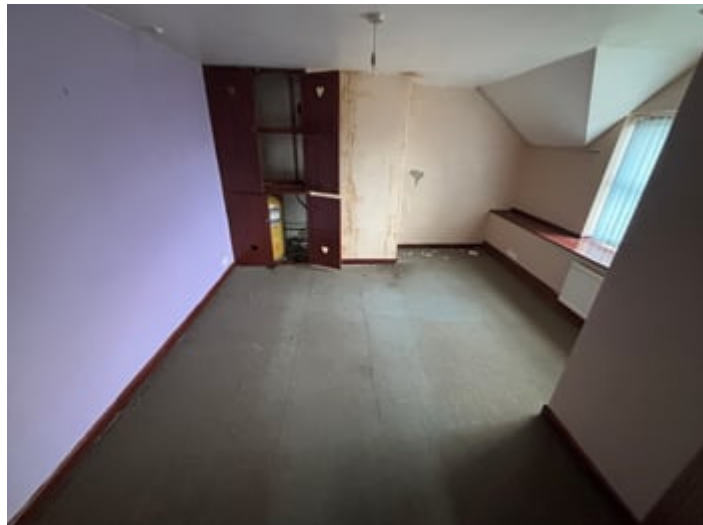
FIRST FLOOR

LANDING

Leading to

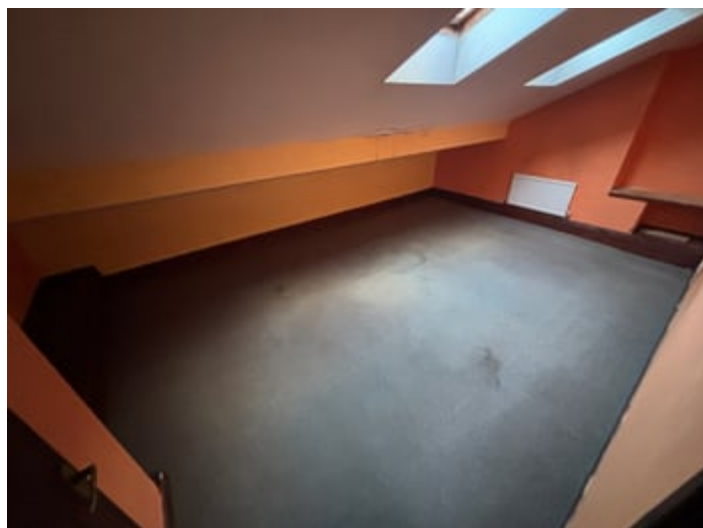
BEDROOM 2

13' 7" x 11' 9" (4.14m x 3.58m). With radiator, airing cupboard with hot water cylinder and immersion.



BEDROOM 3

17' 9" x 9' 5" (5.41m x 2.87m). With two Velux roof windows, radiator.



BATHROOM

Having panelled bath, low level flush w.c., pedestal wash hand basin, Velux roof window, radiator.



PRINCIPLE BEDROOM 1

17' 3" x 14' 7" (5.26m x 4.45m). Being 'L' shaped, radiator.



BALCONY AREA

Enjoying fantastic views over the surrounding countryside.

EXTERNALLY

WOOD STORE

12' 0" x 12' 0" (3.66m x 3.66m).

STORE SHED

12' 0" x 12' 0" (3.66m x 3.66m).

GARDEN

A fantastic split level lawned garden area being well presented and maintained by the current Tenants with a fantastic range of flower and shrub borders and an orchard to the rear.



PARKING AND DRIVEWAY

This property also enjoys its own driveway leading down to the side of the property with ample parking and turning space.

GARAGE



PLEASE NOTE

The property is located within a farmyard/courtyard setting with nearby Neighbours. The property is accessed via a private lane having a Right of Way.

THE LAND

In total the property extends to approximately 10.55 acres split between two paddocks and the homestead. The paddocks enjoy good track access, both are fenced and gated and offer ample natural mature shelter. Providing the perfect Equestrian holding or for general Animal keeping.



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



LAND PLAN



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

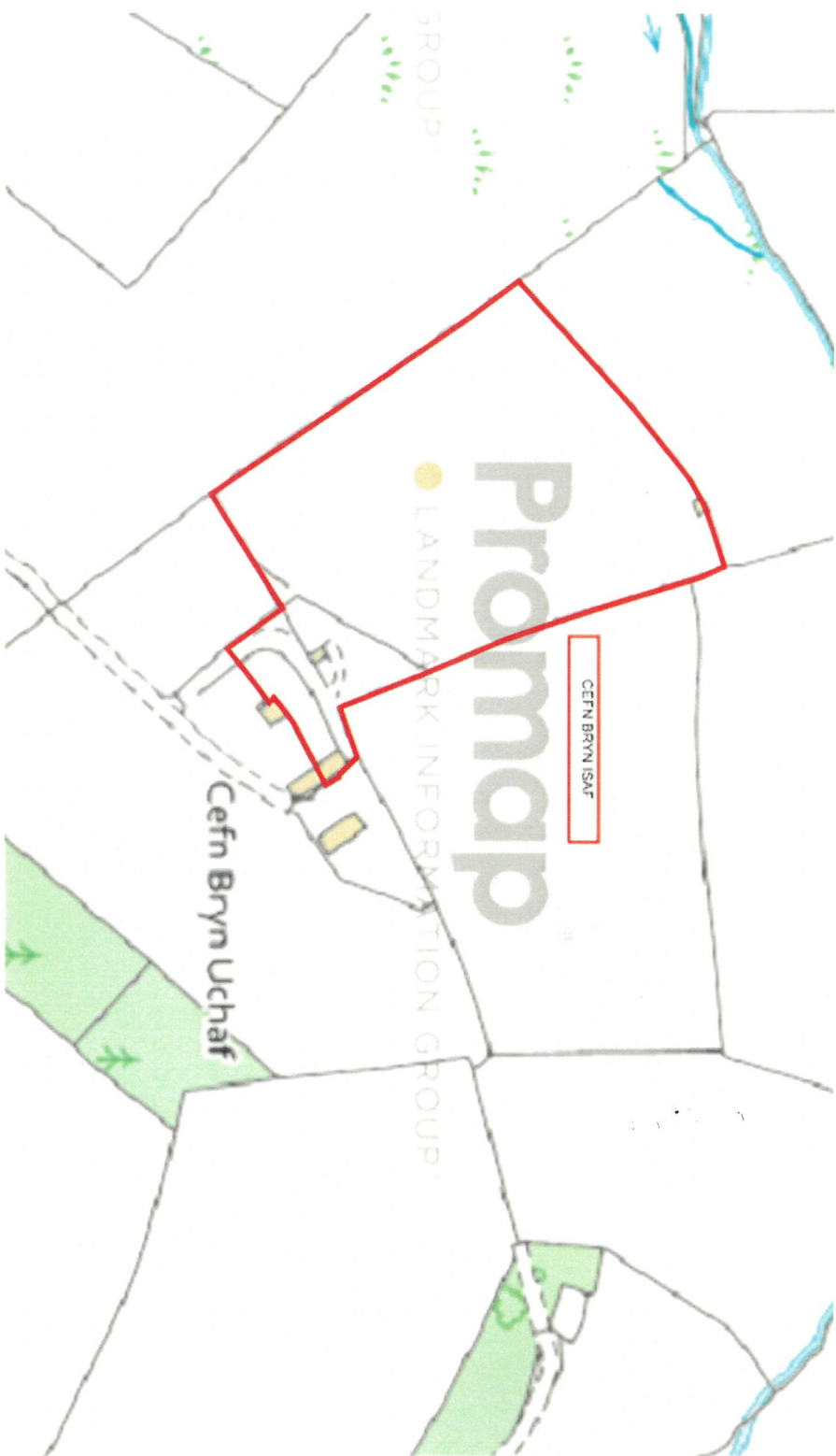
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - To be confirmed.

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, solid fuel central heating via a wood burner, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.





Council Tax:

N/A

Parking Types: Driveway. Private.

Heating Sources: Double Glazing. Wood
Burner.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

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

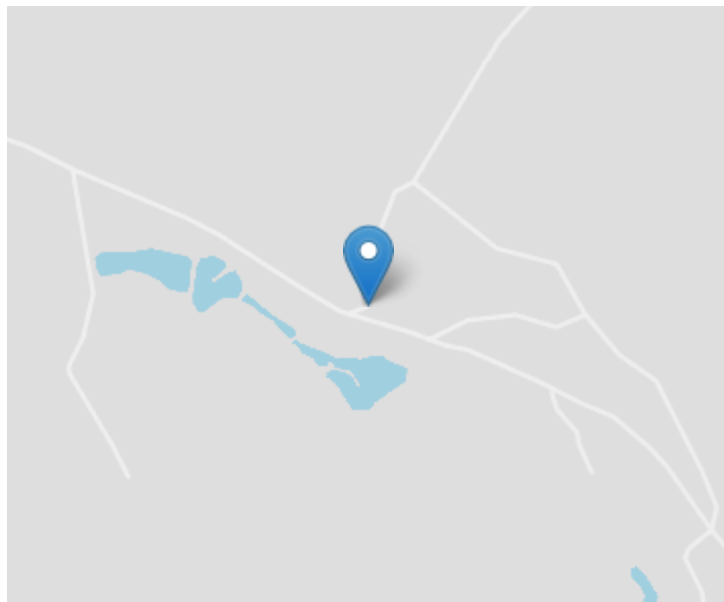
Any risk of coastal erosion? No

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?** 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		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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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<http://www.morgananddavies.co.uk>



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