

*A deceptive 4/5 bed roomed semi detached house with rear garden, parking and workshop.  
Cribyn, near Lampeter, West Wales*



**Emlyn House, Cribyn, Lampeter, Ceredigion. SA48 7ND.**

**£199,950**

**REF: R/5071/LD**

\*\*\* No onward chain - Priced to sell \*\*\* A deceptive yet characterful semi detached house \*\*\* Spacious and nicely presented 4/5 bed roomed, 2 bathroomed accommodation \*\*\* UPVC double glazing, LPG fired central heating and good Broadband connectivity

\*\*\* On street parking to the front and private parking to the side \*\*\* Level rear garden with gravelled patio area, lawned areas and raised planters \*\*\* Useful workshop/cabin being fully insulated with electricity connected

\*\*\* Perfectly suiting 1st Time Buyers or Family Occupiers \*\*\* Pleasant centre of Village position \*\*\* 5 miles from Lampeter and 7 miles from Aberaeron \*\*\* Within close proximity to the brand new Primary Schools at Felinfach and Drefach along with Secondary Schools at Lampeter and Aberaeron \*\*\* A characterful cottage in a popular Village location



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## LOCATION

Cribyn is located on the B4337 road between Temple Bar and Llanwnnen and is set amongst delightful countryside, just 5 miles from the University Town of Lampeter and 7 miles from the Georgian Coastal and Harbour Town of Aberaeron and the renowned Cardigan Bay Coast. For everyday conveniences Felinfach and Llanwnnen and both within a 5 minute drive.

## GENERAL DESCRIPTION

Here we have for sale a deceptively spacious 4/5 bedroomed, 2 bathroomed semi detached cottage. The property is nicely presented and offers character living. It enjoys a good range of traditional features such as stone fireplaces, slate flooring and Bespoke pine kitchen.

The property benefits from LPG fired central heating, double glazing and good Broadband connectivity.

Externally it enjoys a level garden area with patio area, raised planters and lawned areas. A particular feature is the workshop/cabin and off street parking.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### OPEN PLAN KITCHEN/LIVING AREA

26' 4" x 14' 0" (8.03m x 4.27m).

## KITCHEN AREA

A pine Bespoke fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space, plumbing and space for automatic washing machine and tumble dryer, under counter fridge, slate flooring, front entrance door.



## LIVING AREA

With staircase leading to the first floor accommodation, impressive stone fireplace housing a large cast iron multi fuel stove, built-in entertainment unit and fitted shelving, radiator, slate flooring.



### INNER HALLWAY

With radiator, UPVC half glazed rear entrance door, slate flooring.



### WET ROOM

11' 7" x 6' 5" (3.53m x 1.96m). A walk-in shower facility with a Triton electric shower, low level flush w.c., pedestal wash hand basin, radiator, Glow Work LPG fired central heating boiler, slate flooring.



### SITTING ROOM/GROUND FLOOR BEDROOM 5

14' 8" x 11' 9" (4.47m x 3.58m). With slate flooring, double aspect windows, radiator, fitted shelving.



### FIRST FLOOR

#### GALLERIED LANDING

Leading to



**FRONT BEDROOM 1**

14' 5" x 11' 4" (4.39m x 3.45m). With radiator, double aspect windows.

**FRONT BEDROOM 2**

14' 2" x 13' 5" (4.32m x 4.09m). Being 'L' shaped, with an open fireplace with exposed stone chimney breast, radiator, two windows to the front.

**REAR BEDROOM 3**

17' 5" x 10' 3" (5.31m x 3.12m). With radiator, large picture window enjoying views over the rear garden and the countryside beyond, radiator.

**BATHROOM**

Having a modern 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



## REAR BEDROOM 4

12' 5" x 8' 6" (3.78m x 2.59m). With radiator, built-in cupboard, large picture window enjoying views over the rear garden and the countryside beyond.



## EXTERNALLY

### WORKSHOP/CABIN

20' 0" x 10' 0" (6.10m x 3.05m). Of timber construction under a steel roof, electricity connected, fully insulated, two entrance doors and UPVC windows.



## GARDEN

A particular feature of the property is its rear garden area being level and laid mostly to lawn with a small orchard. Directly to the rear of the property lies a gravelled patio area that leads onto raised planters and the workshop/cabin.



### GARDEN (SECOND IMAGE)



### GARDEN (THIRD IMAGE)



## GARDEN (FOURTH IMAGE)



## PARKING AND DRIVEWAY

Private parking to the side of the property and on street front parking.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A deceptive and nicely positioned cottge. A must view.

## TENURE AND POSSESSION

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

## COUNCIL TAX

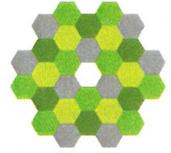
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'A'.

## MONEY LAUNDERING REGULATIONS

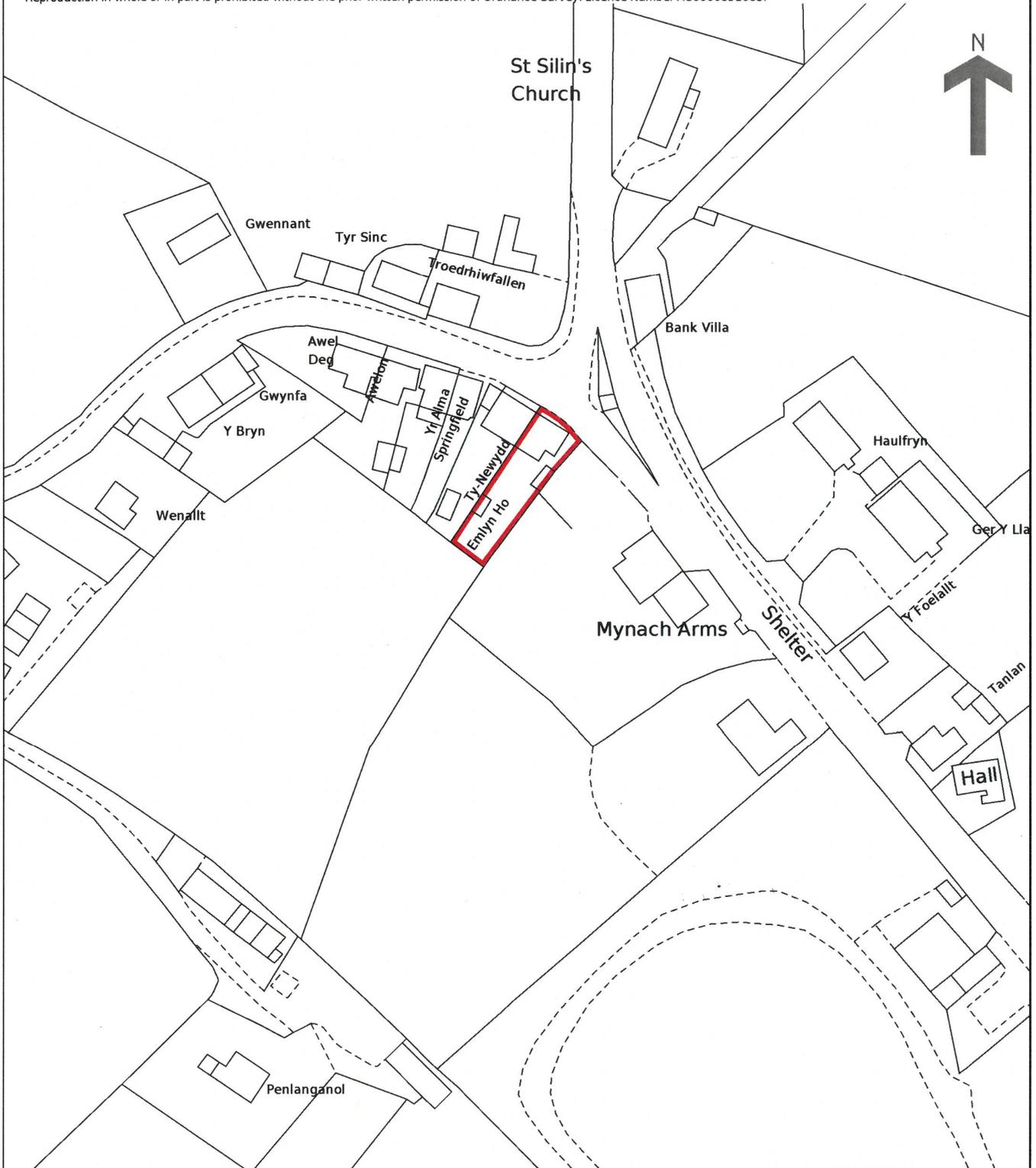
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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, LPG fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



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**Council Tax:** Band A

N/A

**Parking Types:** On Street. Private.

**Heating Sources:** Double Glazing. Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** F (30)

**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 A482 road towards Aberaeron. On reaching Temple Bar crossroads turn left onto the B4337 road signposted Cribyn. Proceed to the Village. Once reaching the Church on the hill on your left hand side by the War Memorial turn right. The property will be the first 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](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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	42
(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 :

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