

A nicely positioned and recently refurbished 2 bedroomed detached bungalow with sizeable front and rear gardens and stunning views over the Teifi Valley. Parcyrhos, near Lampeter, West Wales



Dobehafan, Parcyrhos, Cwmann, Lampeter, Carmarthenshire. SA48 8DZ.

£260,000 Offers Over

REF: R/4957/LD

- *** An attractive and well appointed detached bungalow *** Recently refurbished and now offering modern 2 bedroomed accommodation *** Stylish Bespoke kitchen and bathroom suite *** LPG fired central heating, UPVC double glazed windows and good Broadband connectivity *** Conservatory to the rear enjoying views over the garden
- *** Front and rear lawned garden areas *** Recently extended patio area/terrace *** Detached garage *** Gated tarmacadamed driveway with ample parking *** Outside office/hobby room - Being fully insulated with electricity connected *** Private garden with its very own putting green
- *** Highly sought after rural position with uninterrupted views over the Teifi Valley *** 2 miles from the University Town of Lampeter *** Convenience on your doorstep yet enjoying rural country living *** Contact us today to view



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LOCATION

Located in the small rural Hamlet of Parc y Rhos, 2 miles from the University Town of Lampeter, offering a wide range of amenities and in the heart of the unspoilt Teifi Valley, just 13 miles inland from the Ceredigion Heritage Coastline at the Georgian Harbour Town of Aberaeron, and some 20 miles North of the West Wales Administrative Centre and County Town of Carmarthen, giving access to the M4 Motorway and with National Rail Networks.

GENERAL DESCRIPTION

A modern detached country bungalow offering spacious 2 bedroomed accommodation. The property enjoys a private rural location with uninterrupted views over the Teifi Valley. The property benefits from LPG fired central heating, double glazing and good Broadband connectivity.

It sits within its own extensive plot with front and rear lawned garden areas, a generous recently extended raised patio along with a home office/hobby room.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT ENTRANCE PORCH

Accessed via a part UPVC front entrance, part UPVC construction, quarry tiled floor.

KITCHEN

15' 3" x 8' 8" (4.65m x 2.64m). A modern and stylish recently fitted kitchen enjoying a Matt finish with a range of wall and floor units with Quartz work surfaces over, sunken sink and drainer unit, under counter and plinth lighting, eye level double oven, 4 ring hob with extractor hood over, integrated dishwasher, laminate click flooring, front entrance door.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



HALLWAY

With access to fully insulated loft space via a drop down ladder, partly boarded and with lighting, Kandeian flooring throughout.

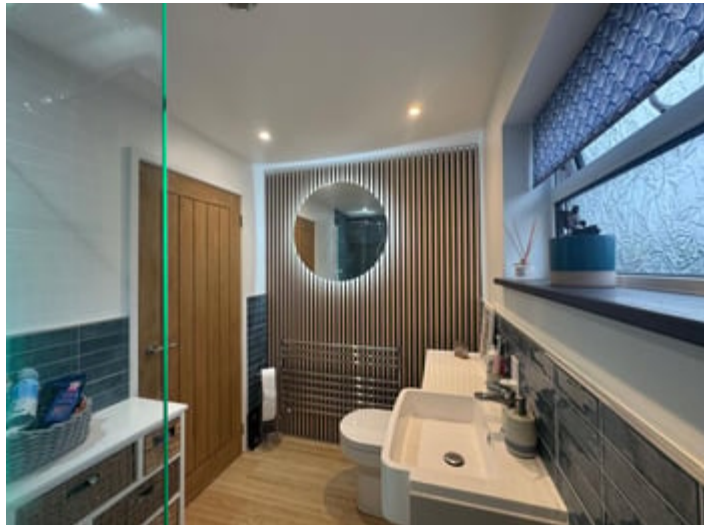
BATHROOM

8' 4" x 5' 8" (2.54m x 1.73m). A stylish and contemporary

suite comprising of a walk-in shower facility, double drawer vanity unit with wash hand basin, low level flush w.c., modern panelled walls and tiles with lighted mirror, heated towel rail, laminate flooring.



BATHROOM (SECOND IMAGE)



FRONT BEDROOM 2

9' 0" x 9' 0" (2.74m x 2.74m). With radiator, window overlooking the front garden and the countryside beyond.



REAR BEDROOM 1

10' 3" x 13' 0" (3.12m x 3.96m). With radiator, enjoying breath taking views over the garden and the Teifi Valley.



LIVING ROOM

20' 1" x 9' 9" (6.12m x 2.97m). With Oak mantle fireplace surround incorporating an LPG Real Flame effect fireplace on a slate hearth (installed in April 2018), radiator, French doors opening onto the Conservatory, T.V. point.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



CONSERVATORY

15' 5" x 6' 9" (4.70m x 2.06m). Sit, relax and enjoy the garden, with radiator, new UPVC double glazing throughout with UPVC half glazed rear entrance door, enjoying amazing views over the garden and the Teifi Valley.



CONSERVATORY (SECOND IMAGE)



EXTERNALLY

DETACHED GARAGE

18' 8" x 10' 9" (5.69m x 3.28m). With concrete flooring, up and over door, UPVC side service door, newly re-wired and consumer unit in December 2017, double outdoor electric sockets.

HOME OFFICE/HOBBY ROOM

Being fully insulated and well constructed with patio doors. Providing the perfect home office space, mancave or as a studio.



HOME OFFICE/HOBBY ROOM (SECOND IMAGE)



FRONT GARDEN

Laid to lawn with fenced boundary. The garden enjoys paved pathways leading from the front to the rear via gated access points.

PUTTING GREEN

Enjoy your very own putting green.



REAR GARDEN

To the rear of the property lies a newly extended and raised patio area that enjoys breath taking views over the garden and with uninterrupted views over the Teifi Valley. The garden itself is laid mostly to lawn, being private, with mature hedge and fencing. It is not overlooked and provides the perfect outdoor space for Family or retirement purposes.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



PATIO AREA



PARKING AND DRIVEWAY

The property benefits from a private gated driveway with ample parking space.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A nicely presented and modernised detached bungalow in a sought after rural location. 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 Carmarthenshire County Council. Council Tax Band for the property - 'C'.

MONEY LAUNDERING REGULATIONS

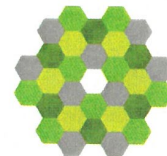
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

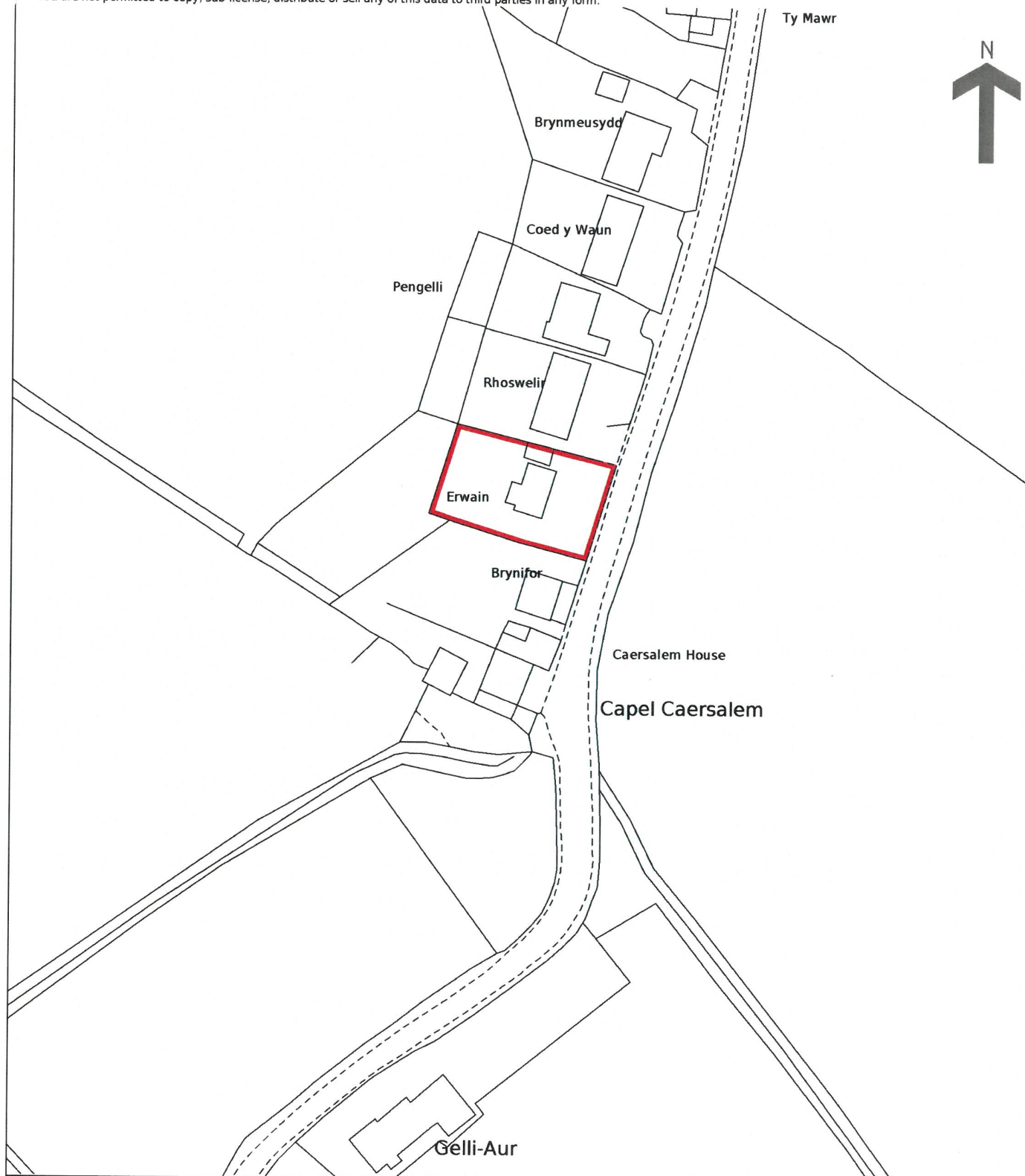
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, LPG fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available, hard wired fire and smoke alarm systems.

HM Land Registry
Official copy of
title plan

Title number **CYM724497**
Ordnance Survey map reference **SN5745NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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Council Tax: Band C

N/A

Parking Types: Driveway. Garage. Gated.
Private.

Heating Sources: Double Glazing. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: F (23)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

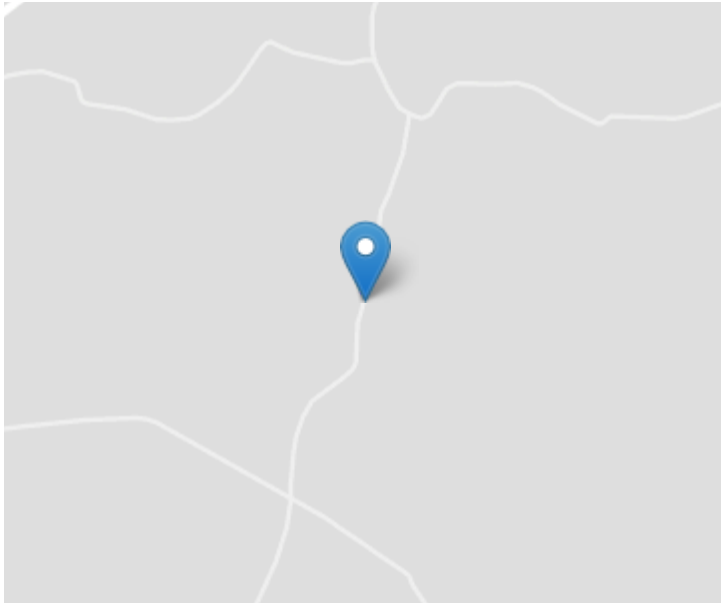
Any risk of coastal erosion? No

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 A485 Carmarthen road. Turn right by the former Cwmann Tavern Public House. On leaving the Village of Cwmann turn left beside Cwmann Church for Parcyrhos. Proceed on this road for a further 1 mile and over the hump back bridge. The property will be found on your left hand side before reaching the Church.

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		74
(55-68) D		
(39-54) E		
(21-38) F	23	
(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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