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**RICS**



Since 1989

*A superb 4 bedroomed detached house in a sought after locality, Lampeter, West Wales*



**Dan Yr Wenallt, Falcondale Drive, Lampeter, Ceredigion. SA48 7JW.**

**R/2769/LD**

**£330,000**

\*\*\* WALK THROUGH VIDEO AVAILABLE \*\*\* Superb, well presented, detached house  
\*\*\* Impressive 4 double bedrooms, 2 bathrooms, family accommodation \*\*\* Integral garage  
and boasting a stylish conservatory \*\*\* Mains gas central heating & Upvc Double Glazing \*\*\*  
Good broadband speeds available \*\*\* Enclosed, low maintenance lawned garden backing  
onto open country fields \*\*\* Highly sought after and desirable position in Falcondale Drive  
\*\*\* Block pavia driveway with ample parking \*\*\* The ideal and perfect family home, close to  
Ysgol Bro Pedr \*\*\* Walking distance to Lampeter town centre \*\*\* A property worthy of early  
viewing - you will not be disappointed \*\*\* Modern, stylish and spacious - contact us today!



## LOCATION

The property is located in a most sought after locality on Falcondale Drive, a short distance from a range of local amenities within the University town of Lampeter.

Lampeter lies 12 miles inland from the Cardigan Bay Coast at Aberaeron and also 20 miles north of Carmarthen, with access to South Wales and the M4 motorway and rail networks and also the regional General Hospital at Glangwili.

## GENERAL

Dan yr Wenallt is an impressive 4 bedroomed detached house, positioned in a highly sought after locality on Falcondale Drive. the property is a modern, substantial property offering stylish accommodation along with mains gas central heating, Upvc double glazing and good broadband speeds available.

With its convenient position, it enjoys a short walk into the town and nearby schools. The property currently offers the following:-



## Reception Hall



With an Oak front entrance door, oak flooring, and oak

staircase to the first floor accommodation. Radiator.

## Living Room

17' 5" x 11' 6" (5.31m x 3.51m) into bay with marble style fireplace with Oak surround with mains gas point. Radiator. double doors opening into the kitchen area.



## Kitchen/Diner

23' 0" x 10' 7" (7.01m x 3.23m) with a modern fitted kitchen with ample wall and floor units with worksurfaces over. Stainless steel 1.5 sink and drainer unit. Eye level electric oven, 5 ring gas hob with extractor hood over. Integrated dishwasher and under counter fridge. Part oak and part tiled flooring with a good sized dining area.





### Conservatory

12' 0" x 10' 6" (3.66m x 3.20m) A fantastic garden room enjoying great views over the garden and the fields beyond. Upvc construction and under a slate roof. Two radiators. Oak flooring and patio doors to garden.



### Utility Room

10' 6" x 8' 9" (3.20m x 2.67m) With fitted wall and floor cupboards. Stainless steel sink and drainer unit. Plumbing and space for automatic washing machine and tumble dryer. Vaillant mains gas central heating boiler running all domestic systems in the property. Radiator. Rear entrance door.



### Cloakroom

Contemporary fully tiled suite with low level flush w.c., pedestal wash hand basin, radiator.

### Integral Garage

18' 3" x 10' 0" (5.56m x 3.05m) with up and over door and strip lighting. (This room could offer potential as further living accommodation, subject to consent).

## FIRST FLOOR

### Galleried Landing

A gallery landing with airing cupboard with shelving. Access to loft space via drop down ladder.





### Front Bedroom 1



10' 8" x 10' 6" (3.25m x 3.20m) with radiator.

### Shower Room

In contemporary style fully tiled suite with a corner shower cubicle, low level flush w.c., radiator. Pedestal wash hand basin and extractor fan.



### Rear Bedroom 2

10' 4" x 10' 2" (3.15m x 3.10m) with radiator and picture window overlooking the rear garden and the fields beyond.



### Family Bathroom

A pleasant 4 piece suite with panelled bath, corner shower cubicle, low level flush w.c., pedestal wash hand basin with mixer tap. Radiator. Velux window and extractor fan.



### Rear Bedroom 3

11' 8" x 11' 5" (3.56m x 3.48m) with radiator and picture window overlooking rear garden and open countryside, with large built in walk in wardrobe.





## Front Bedroom 4

11' 7" x 11' 5" (3.53m x 3.48m) with radiator and walk in wardrobe (potential en-suite).



## EXTERNALLY

### Garden

A particular feature of this property is its low maintenance, enclosed lawned rear garden. The garden being level with paths to either side of the property.



## Parking

A block pavia driveway with ample parking area.

## Agent's Comments

A highly desirable property in a popular town 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.

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

## Rear of Property



## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.

## Directions

From our Lampeter office proceed along the High Street for Pontfaen Road, passing Pontfaen Murco Service Station on the right. After this, bear next right then turn right for Falcondale Drive. Continue on this road for a further 200 yards and the property will be located 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)

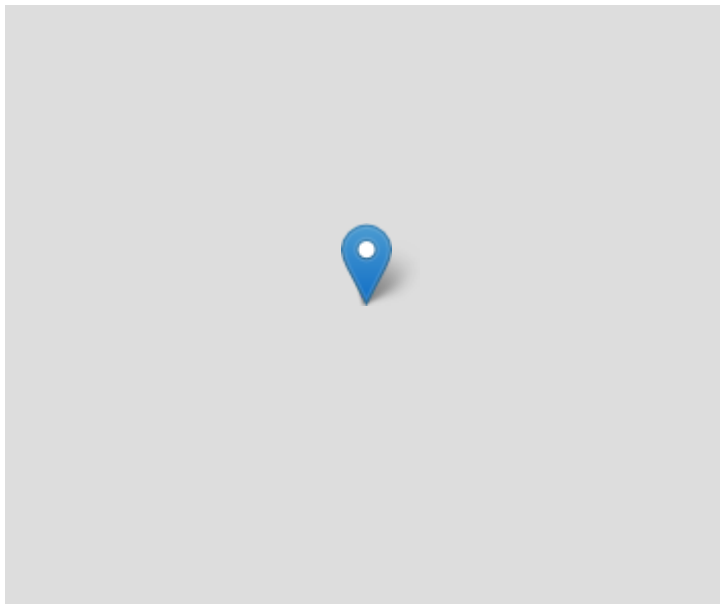
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3D WALK THROUGH VIDEO: Available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**

