

*A substantial 4 bedroomed, 2 bathroomed detached bungalow set in an extensive plot with fine views to the rear. Cribyn, near Lampeter/Aberaeron, West Wales*



Lleiflor, Bro Silin, Cribyn, Lampeter, Ceredigion. SA48 7NF.

£320,000

REF: R/4961/LD

\*\*\* No onward chain \*\*\* A substantial detached country bungalow enjoying fantastic views to the rear \*\*\* 4 bedroomed, 2 bathroomed accommodation \*\*\* Well proportioned with potential for further accommodation in the loft on the first floor \*\*\* Benefitting from oil fired central heating, double glazing and good Broadband connectivity

\*\*\* Externally it sits within an extensive plot \*\*\* Attached garage \*\*\* Attractive block paver driveway with ample parking and turning space \*\*\* Further garden and patio area to the rear and side with a small grassed paddock (potential plot subject to consent) \*\*\* The property backs onto open country fields and overlooks the attractive wooded valley

\*\*\* Perfectly suiting Family accommodation or for retirement living \*\*\* Convenient centre of Village location \*\*\* Close to the University Town of Lampeter and the Georgian and Harbour Town of Aberaeron \*\*\* 5 minute drive to the newly built Ysgol Dyffryn Aeron and Ysgol Dyffryn Cledlyn \*\*\* Must be viewed internally to be fully appreciated of its size



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## 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

Lleifior is a traditional detached country bungalow offering substantial 4 bedroomed, 2 bathroomed accommodation. It enjoys the benefit of an attached garage, oil fired central heating and double glazing.

Externally it sits within an extensive plot with an attractive block paver drive offering ample parking and turning space and lawned areas to the side and rear.

The property perfectly suits Family accommodation or for retirement purposes. It enjoys a centre of Village location and is also close to the University Town of Lampeter and the Georgian and Harbour Town of Aberaeron. There are nearby Shops in Felinfach and Llanwnnen, as well as Primary Schools.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### FRONT ENTRANCE HALL

Accessed via a UPVC entrance door, tiled flooring.

## RECEPTION HALL

With radiator, pine staircase to the first floor accommodation.



## LIVING ROOM

20' 4" x 16' 10" (6.20m x 5.13m). A spacious room having a decorative fireplace with marble inset and electric fire (not tested), two radiators.



## LIVING ROOM (SECOND IMAGE)



## KITCHEN

21' 1" x 12' 6" (6.43m x 3.81m), plus recess 8' x 7'2". With an extensive range of fitted kitchen units at base and wall level incorporating an eye level electric oven, LPG hob, 1 1/2 bowl sink unit, space for fridge, tiled floor, pine panelled walling to dado rail level, radiator.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



## REAR HALLWAY

With UPVC rear entrance door, radiator.

## CLOAKROOM

Having w.c., wash hand basin, radiator.



## UTILITY ROOM

7' 7" x 6' 4" (2.31m x 1.93m). With tiled flooring, range of base units incorporating single drainer sink unit, plumbing for automatic washing machine.



## BATHROOM

8' 3" x 6' 9" (2.51m x 2.06m). With corner spa bath, w.c., wash hand basin, radiator, extractor fan, half tiled walls and tiled floor.



## GROUND FLOOR BEDROOM 1

12' 6" x 12' 5" (3.81m x 3.78m). With radiator, full range of built-in wardrobes.



## GROUND FLOOR BEDROOM 2

10' 10" x 10' 3" (3.30m x 3.12m). With radiator, built-in wardrobes.



## FIRST FLOOR

### LANDING

With large airing cupboard with radiator and shelving.

### BEDROOM 3

24' 3" x 11' 9" (7.39m x 3.58m). With two radiator, front window, two Velux roof windows, access to undereaves storage cupboard.



## SHOWER ROOM

Being refurbished and comprising of a corner shower cubicle, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



## BEDROOM 4

20' 4" x 11' 8" (6.20m x 3.56m). With radiator, side window, access to undereaves storage area.



## EXTERNALLY

### ATTACHED GARAGE

25' 4" x 12' 0" (7.72m x 3.66m). With electric up and over door, Worcester oil fired central heating boiler, rear service door.



### GARDEN

A particular feature of this property is its unrivalled and extensive plot. It provides a large block paver forecourt along with lawned areas to the side and rear. To the side of the property lies a small paddock area which could offer itself as a potential plot (subject to consent). Alternatively it provides a fantastic outdoor space for any Family or for retirement living.



**GARDEN (SECOND IMAGE)****GARDEN (THIRD IMAGE)****SMALL PADDOCK****PARKING AND DRIVEWAY**

The property is approached via a Cattle grid onto a brick paver driveway with ample parking and turning space.

**FRONT OF PROPERTY****REAR OF PROPERTY**

## **VIEWS**

The property backs onto open country fields with delightful views over a wooded Valley.



## **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 - 'E'.

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



**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Double Glazing. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** F (26)

**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 A475 road to Llanwnnen. Bear right at the roundabout onto the B4337 road signposted Cribyn. Continue into the Village of Cribyn. Lleifior can be found on your left hand side in the centre of the Village, 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>		59
(39-54) <b>E</b>		
(21-38) <b>F</b>	26	
(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 :

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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