

Regulated by:



Since 1989

*An executive and substantial 4/5 bedroomed detached house with a private garden. Pleasant Village location. Near Lampeter, West Wales*



**Ty Mawr, Llanwnnen, Lampeter, Ceredigion. SA48 7LJ.**

**R/3486/LD**

**£355,000**

\*\*\* No onward \*\*\* A stunning Family home of impressive proportions \*\*\* An executive and substantial property \*\*\* An impressive 4/5 bedroomed (3 bathroomed) accommodation \*\*\* Newly completed/refurbished with potential - With practical/open plan living in mind \*\*\* Pleasant and private Village position - Convenient to the Towns of Lampeter and Llanybydder

\*\*\* Tarmacadamed private driveway \*\*\* Enclosed lawned garden and patio - Being private and not overlooked \*\*\* Glazed balcony area - Far reaching views over the Teifi Valley \*\*\* Modern and stylish kitchen and bathrooms \*\*\* Air source heating, privately owned Solar Panels \*\*\* UPVC double glazing and Broadband available \*\*\* Room for the whole Family - Possible ground floor bedroom/living

\*\*\* Commuting distance to the larger Towns of Carmarthen and Aberystwyth \*\*\* On a regular Bus route \*\*\* Prepare to be impressed - Not your average Family home \*\*\* Contact us today to view



## OPEN PLAN LIVING AREA



32' 5" x 27' 0" (9.88m x 8.23m). Viz:-

## LOCATION

Located in the heart of the popular Village of Llanwnnen, being 3 miles from the University Town of Lampeter, within easy reach of the Ceredigion Coast at Aberaeron, approximately 12 miles, and 20 or so miles North from the Administrative Centre of Carmarthen, which is the gateway to the M4 Motorway and connects National Rail Networks.

## GENERAL DESCRIPTION

Ty Mawr offers an impressive generously proportioned Family home offering 4/5 bedrooomed accommodation along with 3 stylish bathroom suites. The property is practically designed with open plan living with a kitchen/diner and living area. The property benefits from oil fired central heating, UPVC double glazing and good Broadband available. To the side lies an enclosed lawned garden with a glazed balcony with fantastic views over the Teifi Valley. A perfect Family home, in a convenient location, just 3 miles from Lampeter. Viewing is highly recommended and currently the property consists of the following:-

## KITCHEN/DINING AREA

A modern and stylish fitted kitchen with a range of floor units with hardwood work surfaces over, 1 1/2 sink and drainer unit, double island with breakfast bar with electric Range cooker point and space, space for American fridge/freezer, ample space for a large dining table.



## KITCHEN/DINING AREA (SECOND IMAGE)



## LIVING ROOM

Fantastic Family space with an open staircase leading to the first floor accommodation, two radiators, T.V. point.



## SITTING ROOM/POSSIBLE BEDROOM 5

18' 3" x 16' 5" (5.56m x 5.00m). With radiator.



## GROUND FLOOR SHOWER ROOM

With a corner shower cubicle, low level flush w.c., pedestal wash hand basin, extractor fan.



## UTILITY ROOM

15' 7" x 6' 8" (4.75m x 2.03m). With a fitted range of floor units with hardwood work surfaces over, space and plumbing for automatic washing machine and tumble dryer, stainless steel sink and drainer unit, radiator, tiled flooring, rear entrance door to the garden area.



## TANK ROOM

Water tank for sprinkler system.

## FIRST FLOOR

### LARGE LANDING/POTENTIAL OFFICE SPACE

With two radiators, access to the loft space, large airing cupboard housing the hot water cylinder and immersion.



**MAIN BEDROOM 1**

18' 5" x 15' 6" (5.61m x 4.72m). With double aspect windows, door opening onto the glazed balcony area with fantastic views over the Teifi Valley, radiator.

**BALCONY AREA****EN-SUITE TO BEDROOM 1**

A stylish suite with a corner shower cubicle, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, spot lighting, tiled flooring, extractor fan.

**BEDROOM 2**

17' 0" x 12' 9" (5.18m x 3.89m). With double aspect windows, T.V. point, radiator.

**BEDROOM 3**

12' 7" x 11' 6" (3.84m x 3.51m). With radiator.

**BEDROOM 4**

16' 5" x 12' 6" (5.00m x 3.81m). With radiator.



## BATHROOM

A stylish suite with a 4ft shower cubicle, panelled bath, pedestal wash hand basin, low level flush w.c., chrome heated towel rail, extractor fan, spot lighting.



## EXTERNALLY

### GARDEN

To the side of the property lies an enclosed garden area laid mostly to lawn with gravelled patio areas. The garden is private and not overlooked and has a side Pedestrian gate to the private parking area.



### GARDEN SHED

12' 0" x 10' 0" (3.66m x 3.05m).

## PARKING AND DRIVEWAY



A tarmacadamed driveway with ample parking and good access to the property and garden.

## FRONT OF PROPERTY



## SIDE ELEVATION



## SIDE ELEVATION (SECOND IMAGE)



## VIEWS OVER TEIFI VALLEY



## TENURE AND POSSESSION

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

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, air source heating, privately owned Solar Panels, UPVC double glazing, sprinkler system, telephone subject to B.T. transfer regulations, Broadband available.

## Directions

From Lampeter take the A475 Newcastle Emlyn road. After approximately 2 miles you will come to the mini roundabout in Llanwnnen. At the mini roundabout turn left for Llanybydder. The property is immediately 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](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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	87	88
(69-80) <b>C</b>		
(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 

