

*A well positioned, deceptive and versatile bungalow set within sizeable grounds. Near Lampeter, West Wales*



**New Hall, Bettws Bledrws, Lampeter, Ceredigion. SA48 8NX.**

**£325,000**

**REF: R/4171/LD**

\*\*\* A well positioned detached bungalow \*\*\* A deceptive and versatile well presented property \*\*\* 4 bedroomed, 2 bathroomed accommodation - Formerly having an annexe \*\*\* Modern kitchen and bathroom suites \*\*\* Oil fired central heating, UPVC double glazing and good Broadband connectivity

\*\*\* Attached garage with electric roller shutter door \*\*\* Generous off street parking area for a number of vehicles \*\*\* Nicely positioned within its own generous grounds with a private and enclosed rear garden - Mature hedge rows, low stone walls and level lawn \*\*\* Ornamental Fish pond \*\*\* Raised patio and greenhouse \*\*\* Vegetable and fruit garden with greenhouse, raised beds and pergola \*\*\* Fine views to the front and rear over open countryside

\*\*\* Convenient location - 3 miles from Lampeter and 9 miles from Tregaron \*\*\* A short drive to the Cardigan Bay Coast \*\*\* Contact us today to view



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## LOCATION

Well positioned in the Hamlet of Bettws, in semi rural surroundings, yet conveniently positioned adjoining the A485 Lampeter to Tregaron roadway, only 2 miles from the thriving University and Market Town of Lampeter, offering an excellent range of local facilities, including Primary and Secondary Schooling, University of Wales Trinity Saint David Campus, some 6 miles distant from the Teifi Valley Market Town of Tregaron nestling in the foothills of the renowned Cambrian Mountains.

## GENERAL DESCRIPTION

A deceptive, well presented and versatile 4 bedrooomed, 2 bathroomed detached bungalow. The property has been refurbished over recent years and now offers a comfortable and spacious home with potential for sub division as formerly having a 1 bedrooomed annexe. The property lends itself nicely to Family Occupiers or for retirement living.

Externally it sits nicely within its own spacious grounds with a private lawned garden to the rear and vegetable growing garden to the side. To the front lies an extensive driveway with ample parking and an attached garage.

In all a convenient property suiting a range of Buyers and enjoying a fine rural position.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### FRONT PORCH

Accessed via a UPVC front entrance door, radiator, laminate flooring.

## LIVING ROOM

16' 8" x 11' 8" (5.08m x 3.56m). With laminate flooring, radiator, brick feature fireplace housing an Arrow multi fuel stove.



## KITCHEN

17' 0" x 7' 6" (5.18m x 2.29m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, integrated electric oven, 4 ring hob with extractor hood over, radiator, UPVC rear entrance door with side glazed panel.



## INNER HALLWAY

Leading to

**FRONT BEDROOM 3**

6' 6" x 8' 0" (1.98m x 2.44m). With radiator.

**FRONT BEDROOM 2**

11' 0" x 7' 0" (3.35m x 2.13m). With radiator.

**REAR BEDROOM 1**

12' 9" x 7' 9" (3.89m x 2.36m). With radiator.

**BATHROOM**

8' 2" x 6' 4" (2.49m x 1.93m). A modern 3 piece suit with a corner shower cubicle with rainfall shower head, low level flush w.c., pedestal wash hand basin, spot lighting, radiator, boiler cupboard housing the Worcester oil fired central heating boiler.

**FORMER ANNEXE**

Now being re-introduced into the main dwelling but could offer sub division in the future.

**DINING ROOM**

14' 8" x 10' 0" (4.47m x 3.05m). With radiator.

**INNER HALL (IN ANNEXE)**

With radiator and sensor lighting.

### BEDROOM 4/ANNEXE BEDROOM

10' 7" x 9' 8" (3.23m x 2.95m). With radiator.



### EN-SUITE SHOWER ROOM

A stylish suite with a corner shower cubicle with Triton electric shower, low level flush w.c., pedestal wash hand basin, radiator, sensor lighting, aqua boarded walls.



### UTILITY AREA/KITCHENETTE

9' 1" x 9' 1" (2.77m x 2.77m). With fitted wall and floor units, plumbing and space for automatic washing machine, plumbing and electrics in-situ if to be converted back into a kitchen, fully glazed UPVC entrance door to the garden area.



### ATTACHED GARAGE

16' 8" x 16' 0" (5.08m x 4.88m). With electric roller shutter door and rear service door, electricity connected.



## EXTERNALLY

### GARDEN

The property is nicely positioned within its own spacious grounds. To the rear it enjoys a private formal garden area with a large patio area with steps leading down to a level lawned area being totally private with a mature hedge row and low stone walls. The garden has been lovingly maintained and landscaped by the current Owners and benefits from a range of flower and shrub beds along with an ornamental Fish pond.



GARDEN (SECOND IMAGE)



### GARDEN (THIRD IMAGE)



PATIO AREA



ORNAMENTAL FISH POND



## FRUIT AND VEGETABLE GROWING GARDEN

Located to the side of the property with a number of raised beds, GREENHOUSE and PERGOLA.



**GREENHOUSE**



**POTTING SHED**



## PARKING AND DRIVEWAY

The property enjoys an extensive double entrance driveway with ample parking and good access.



**FRONT OF PROPERTY**



**REAR OF PROPERTY**



## AGENT'S COMMENTS

A well positioned and presented detached bungalow offering versatility and space in abundance.

## **TENURE AND POSSESSION**

We are informed the property is of Freehold Tenure and will be vacant on completion.

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

### Directions

From Lampeter take the A485 Tregaron road. Continue to Bettws. The property can be found on the right 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>		<b>79</b>
(55-68)	<b>D</b>	<b>62</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	

For further information or to arrange a viewing on this property please contact :

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