

*A delightful and tastefully presented 3 bedroomed Village residence with garden and parking.  
Cribyn, near Lampeter, West Wales*



Derlwyn, Cribyn, Lampeter, Ceredigion. SA48 7ND.

£290,000

REF: R/4938/LD

\*\*\* A renovated yet full of character Village residence \*\*\* Spacious 3 bedroomed, 2 bathroomed accommodation \*\*\* Detached traditionally built property \*\*\* Set in a popular Village location \*\*\* Recently renovated with a newly fitted modern gloss kitchen, bathroom and separate shower room

\*\*\* Designated off street parking area \*\*\* Good sized slate patio area with a well built wooden cabin ideal for outdoor entertaining \*\*\* Level lawned areas with mature hedge - Being private and not overlooked

\*\*\* Cribyn is close to Lampeter and Aberaeron and the Cardigan Bay Coast \*\*\* The perfect Family home - Viewings highly recommended



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## LOCATION

Conveniently located on the B4337 road between Temple Bar and Llanwnnen. The property is set amongst delightful countryside just 5 miles from the University Town of Lampeter in the Teifi Valley and 7 miles from the Georgian Coastal and Harbour Town of Aberaeron.

## GENERAL DESCRIPTION

The property has been refurbished in recent years and now offers a desirable Family home. It benefits from 3 bedroomed accommodation along with 2 bathrooms suites and a newly fitted modern gloss kitchen.

Externally it enjoys a raised lawned garden area being private and not overlooked with mature hedge rows. To the side of the property lies an off street parking area and a large slate patio with a well built wooden cabin, being perfect as a home office, workshop, etc.



## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## LIVING ROOM

23' 5" x 14' 3" (7.14m x 4.34m). Having access via a UPVC stained glass front entrance door, oak flooring, open tiled fireplace housing a cast iron multi fuel stove on a slate hearth, period bread oven, two uprights radiators, staircase to the first floor accommodation with understairs storage cupboard, original beamed ceiling.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



**DINING AREA****KITCHEN**

17' 6" x 6' 9" (5.33m x 2.06m). A newly fitted modern gloss kitchen with a range of wall and floor units with display cabinets, stainless steel 1 1/2 sink and drainer unit, boiling water tap, eye level electric oven and grill, 4 ring induction hob with extractor hood over, integrated dishwasher, upright radiator, tiled flooring, rear entrance door.

**KITCHEN (SECOND IMAGE)****KITCHEN (THIRD IMAGE)****CLOAKROOM/UTILITY ROOM**

With low level flush w.c., pedestal wash hand basin, Worcester oil fired combi boiler, chrome heated towel rail, plumbing and space for automatic washing machine.

**FIRST FLOOR****FRONT LANDING**

Having access via a newly fitted staircase.



**BEDROOM 1**

13' 9" x 12' 7" (4.19m x 3.84m). Being 'L' shaped, with pine stripped flooring, two windows to the front enjoying views over the surrounding countryside, radiator.



**BEDROOM 1 (SECOND IMAGE)**

**BEDROOM 2**

14' 4" x 10' 8" (4.37m x 3.25m). With pine stripped flooring, radiator.

**REAR LANDING**

To

**BEDROOM 3**

10' 0" x 7' 8" (3.05m x 2.34m). Being newly carpeted, radiator, double aspect windows over the rear garden.

**SHOWER ROOM**

Fully tiled modern suite with a walk-in shower unit with Monsoon shower head, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, extractor fan.



## FAMILY BATHROOM

9' 9" x 7' 8" (2.97m x 2.34m). Beautifully designed and fully tiled suite with a contemporary styled free standing bath with central tap system, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



## EXTERNALLY

### WORKSHOP/HOME OFFICE

16' 0" x 10' 0" (4.88m x 3.05m). Being well built and constructed and with a rubberised roof Great potential as a home office space.



## GARDEN

To the rear of the property lies a raised lawned garden area being private and not overlooked with mature hedge boundary. It offers perfect space for the Family.



### GARDEN (SECOND IMAGE)



### LOG STORE

9' 6" x 6' 6" (2.90m x 1.98m).



## POTTING SHED

6' 0" x 4' 0" (1.83m x 1.22m).

## PATIO AREA

A stunning slate patio area providing outdoor entertaining area and a fantastic feature for the property. It also offers additional parking.



## ADDITIONAL PARKING AREA



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A highly desirable Family home in a popular and convenient location.

## TENURE AND POSSESSION

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

## COUNCIL TAX

The is listed under the Local Authority of Ceredigion County Council. Council Tax Band 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, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

# H.M. LAND REGISTRY

TITLE NUMBER

# WA 808043

ORDNANCE SURVEY  
PLAN REFERENCE

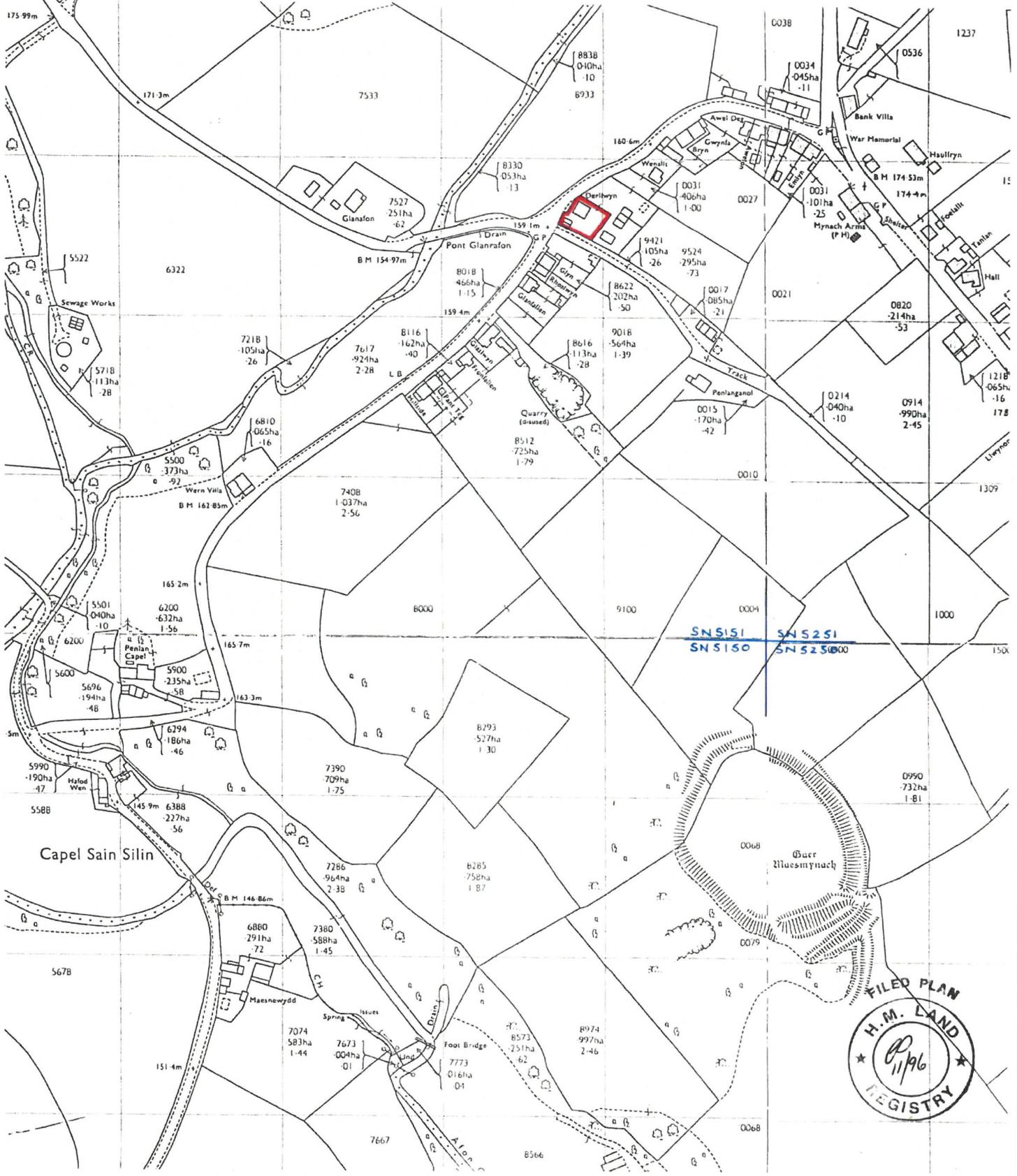
SN5150 SN5151 SN5250 SN5251

Scale  
1/ 2500

ADMINISTRATIVE AREA

CEREDIGION / SIR CEREDIGION

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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

**Council Tax:** Band E

N/A

**Parking Types:** Off Street. 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:** E (54)

**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

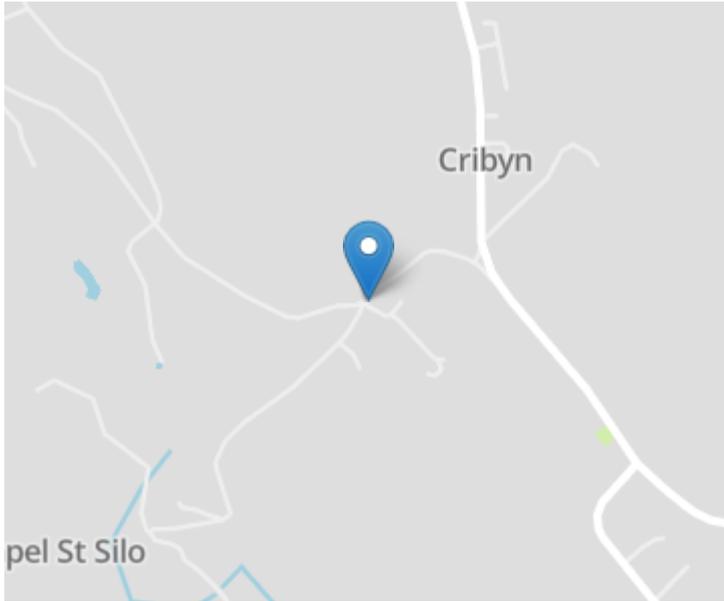
**Is the property listed?** No

**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 A482 towards Aberaeron. Proceed to Temple Bar crossroads. Turn left onto the B4337 road for Cribyn. Proceed into the Village and once seeing the Church on the hill on your left hand side, by the War Memorial, turn right by the Memorial and continue on this road for 200 yards and Derlwyn 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)

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

All our properties are also available to view 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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(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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