

*A traditional detached Village residence offering 4 bedroomed accommodation, off street parking and large garden. Drefach, near Llanybydder, West Wales*



Glyn, Drefach, Llanybydder, Ceredigion. SA40 9SY.

£279,000

REF: R/4006/LD

\*\*\* A traditional detached Village residence \*\*\* Deceptively spacious stone fronted Family home \*\*\* Well presented 4 bedroomed accommodation \*\*\* Modern kitchen and luxury bathroom suite \*\*\* Retaining many of its original character features \*\*\* Benefiting from oil fired central heating, double glazing and being re-roofed in 2021

\*\*\* Off street parking to the front \*\*\* Extensive terraced rear garden with level patio areas \*\*\* Greenhouse and outhouses \*\*\* Established vegetable garden and lawned areas - Private and not overlooked

\*\*\* The perfect Family home in close proximity to the new Ysgol Dyffryn Cledlyn Primary School \*\*\* Within close proximity to the Market Towns of Lampeter and Llanybydder and a short drive to the Cardigan Bay Coast at New Quay \*\*\* Deserving of early viewing - Contact us today



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## LOCATION

Drefach is located on the A475 Newcastle Emlyn road, 5 miles West from the University Town of Lampeter, 3 miles from the Market Town of Llanybydder and within 10 miles from the Ceredigion Heritage Coast at New Quay and Aberaeron. The property enjoys a centre of Village position with fine views to the front and rear. It enjoys an extensive plot and is close to the nearby recently built Ysgol Dyffryn Cledlyn Primary School.

## GENERAL DESCRIPTION

A traditional Village residence offering comfortable and spacious 4 bedroomed accommodation along with ample ground floor living space that includes a modern kitchen and luxury bathroom. It benefits from oil fired central heating, double glazing and being re-roofed in 2021.

Externally it sits on an extensive plot with a terraced rear garden with various patio and dining areas along with a private lawned area. To the front lies the gravelled forecourt with parking for two vehicles.

Viewing are highly recommended.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL



Accessed via a UPVC front entrance door, staircase to the first floor accommodation with understairs storage cupboard and radiator.

## LIVING ROOM



15' 0" x 12' 2" (4.57m x 3.71m). With a feature stone open fireplace and chimney breast having an attractive wood burning stove with slate hearth, original Oak mantle with feature Horse head support, radiator.

**LIVING ROOM (SECOND IMAGE)****SITTING ROOM**

15' 0" x 18' 9" (4.57m x 5.71m). With radiator.

**KITCHEN**

12' 11" x 12' 4" (3.94m x 3.76m). A modern and stylish fitted Kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, eye level fitted oven and microwave, 4 ring hob with extractor hood over, plumbing and space for automatic washing machine, tiled flooring, radiator, UPVC rear entrance patio doors.

**KITCHEN (SECOND IMAGE)**

## UTILITY ROOM



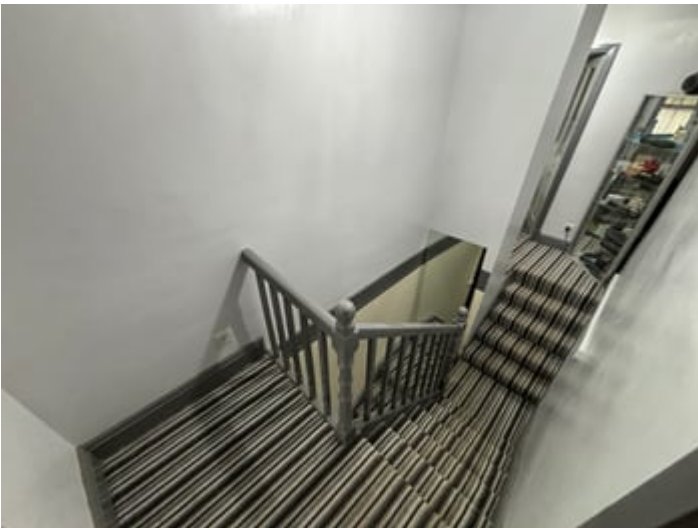
With UPVC rear entrance door, plumbing and space for automatic washing machine, radiator.

## CLOAKROOM

Having a low level flush w.c., radiator, vanity unit with wash hand basin.

## FIRST FLOOR

### FRONT LANDING



With staircase leading from the Reception Hall and access to the loft space.

## FRONT BEDROOM 1



18' 0" x 11' 8" (5.49m x 3.56m). Being 'L' shaped, with two windows to the front and radiator.

## FRONT BEDROOM 3



8' 4" x 8' 7" (2.54m x 2.62m). Radiator.

## REAR BEDROOM 4



8' 9" x 6' 1" (2.67m x 1.85m). With radiator.

**REAR LANDING**

With fitted book shelves.

**FAMILY BATHROOM**

A luxury suite comprising of a corner jacuzzi bath, corner glazed shower cubicle, wrap around vanity unit with an enclosed w.c., bidet, wash hand basin, fitted mirror and light, extractor fan, spot lighting.

**BATHROOM (SECOND IMAGE)****REAR BEDROOM 2**

12' 5" x 8' 6" (3.78m x 2.59m). With radiator, fitted book shelves and enjoying views over the rear garden.

**EXTERNALLY****OUTHOUSES**

Comprising of

**GARDEN STORE**

10' 0" x 7' 5" (3.05m x 2.26m).

**WORKSHOP**

11' 3" x 7' 4" (3.43m x 2.24m).

**GARDEN**

The property enjoys an extensive garden area located to the rear of the property. It is private and not overlooked and split into numerous terraces. The two first terraces are patio areas that lead onto an established vegetable garden and then onto the large lawned area. In all an exciting opportunity and suiting Family Occupiers.

**GARDEN (SECOND IMAGE)****GARDEN (THIRD IMAGE)****GARDEN (FOURTH IMAGE)****GARDEN (FIFTH IMAGE)****PARKING**

A gravelled forecourt to the front of the property with parking for two vehicles.

**FRONT OF PROPERTY**

## REAR OF PROPERTY



## AGENT'S COMMENTS

A fantastic Family home in a convenient position. Close to the Coast and Country.

## 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 = D

## MONEY LAUNDERING REGULATIONS

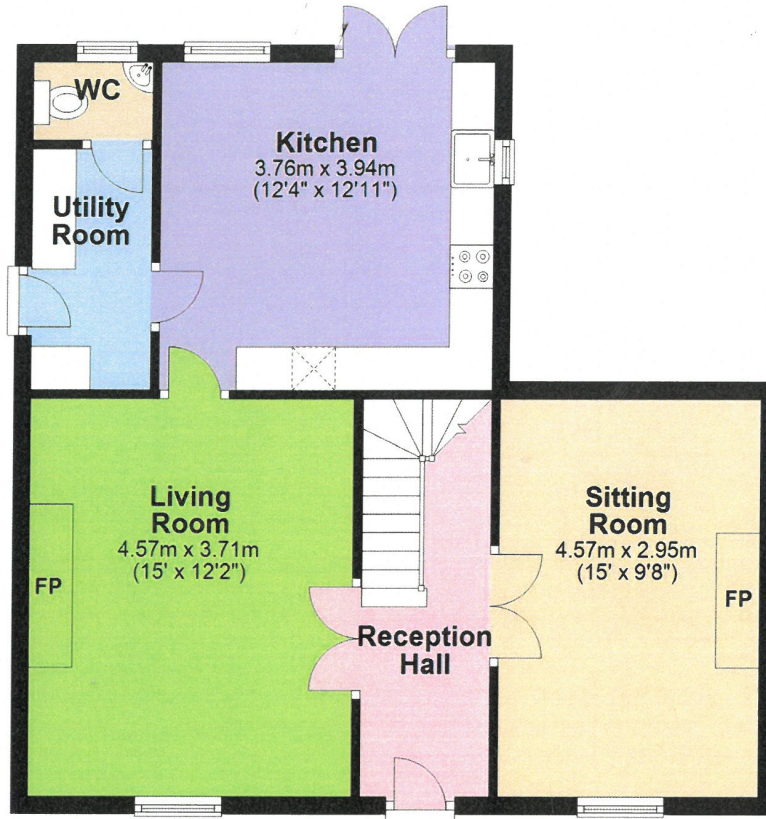
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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, recently re-roofed, telephone subject to B.T. transfer regulations, Fibre Optic Broadband subject to confirmation by your Provider. The boiler has recently been serviced and electrics tested.

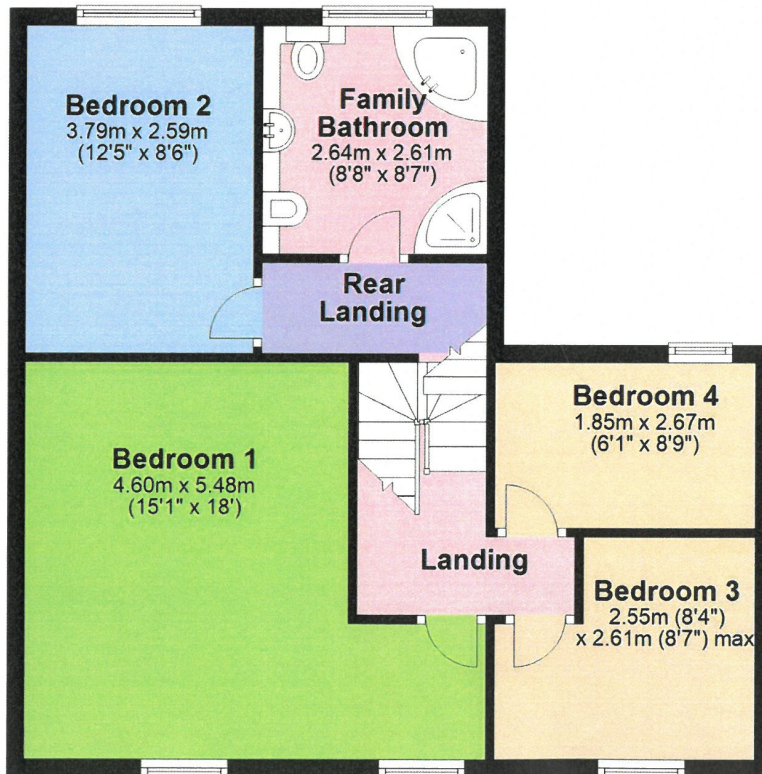
## Ground Floor

Approx. 59.4 sq. metres (639.0 sq. feet)



## First Floor

Approx. 59.3 sq. metres (638.0 sq. feet)



Total area: approx. 118.6 sq. metres (1277.1 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

**Glyn, Drefach, LLANYBYDDER**



### Directions


From Lampeter take the A475 Newcastle Emlyn road. Continue through the Village of Llanwnnen. Continue to the Village of Drefach. In the centre of the Village at the mini roundabout turn right onto the B4338 road. The property can be found after approximately 2000 yards 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>78</b>
(55-68)	<b>D</b>	<b>55</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 beautiful property, contact us:

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