

A substantial 3/4 bedroomed Village residence with an impressive 3 bay garage detached garage, ample parking and garden. Cribyn, West Wales



Brynteg, Cribyn, Lampeter, Ceredigion. SA48 7NG.

£325,000

REF: R/5043/LD

- *** No onward chain *** A substantial Family residence *** 3/4 bedroomed, 2 bathroomed accommodation
- *** Recently upgraded with air source heating and solar panels *** Modern kitchen and traditional bathroom
- *** An impressive detached garage with three electric up and over doors and inspection pit offering conversion opportunity or for commercial use (subject to consent) *** Tarmacadamed driveway with ample parking and turning space *** Low maintenance garden to the rear laid to patio, gravel and lawned areas
- *** Delightful Village location - Close to Lampeter and Aberaeron *** Prepare to be impressed - A versatile Family home *** Contact us today to view



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



A substantial 3/4 bedroomed detached Village residence having been upgraded with air source heating and solar panels. The property is the perfect Family home and enjoys a large modern kitchen area and 2 bathrooms.

A particular feature of the property is its impressive detached garage with three electric up and over doors, inspection pit and having water and electricity connected. To the front lies a tarmacadamed driveway with ample parking and turning space and ease of access to both the garage and the main residence. The garden is low maintenance and laid to patio and lawned areas all of which enjoying a centre of Village location and close to both the University Town of Lampeter

and the Georgian and Harbour Town of Aberaeron.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Having access via a UPVC front entrance door, radiator, staircase to the first floor accommodation.

OFFICE/BEDROOM 4

14' 0" x 9' 9" (4.27m x 2.97m). With radiator.



LIVING ROOM

26' 0" x 14' 3" (7.92m x 4.34m). With an impressive stone fireplace with a Real Flame gas fire inset, two large radiators.



LIVING ROOM (SECOND IMAGE)



KITCHEN/DINER

26' 5" x 10' 7" (8.05m x 3.23m). A modern recently fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space, side entrance door, double aspect windows over the rear garden.



KITCHEN/DINER (SECOND IMAGE)



REAR HALL

With rear entrance door.

SHOWER ROOM

Newly upgraded with low level flush w.c., tiled shower cubicle with Mira shower.



UTILITY ROOM

12' 4" x 10' 9" (3.76m x 3.28m). With air source heating control system, wall and floor units, plumbing and space for automatic washing machine, double aspect windows.



FIRST FLOOR

GALLERIED LANDING

With double aspect windows, large airing cupboard, radiator.



REAR BEDROOM 1

12' 5" x 10' 5" (3.78m x 3.17m). With radiator.



FRONT BEDROOM 2

14' 4" x 7' 3" (4.37m x 2.21m). With radiator.



BEDROOM 1 (SECOND IMAGE)



FRONT BEDROOM 3

14' 2" x 11' 3" (4.32m x 3.43m). With radiator, wall to wall built-in wardrobes.



BATHROOM

10' 6" x 7' 6" (3.20m x 2.29m). Having a 4 piece suite comprising of a corner bath, shower cubicle, low level flush w.c., pedestal wash hand basin, extractor fan, radiator.



EXTERNALLY

IMPRESSIVE DETACHED GARAGE

40' 0" x 35' 0" (12.19m x 10.67m). Of block and steel

construction with an impressive three electric roller shutter doors, inspection pit and various work benches and workshop space. Externally it benefits from a large tarmacadamed forecourt. This particular building offers great commercial opportunities.



GARAGE (SECOND IMAGE)



GARAGE (THIRD IMAGE)



ORCHARD

Located to the side of the garage is an enclosed garden area laid to lawn offering further outdoor space. Perfect for Families.



ORCHARD (SECOND IMAGE)



LANDSCAPED GARDEN

Being laid to lawn and gravel and having various patio areas. The garden is private and not overlooked and offers great outdoor space for any Family home.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



PARKING AND DRIVEWAY

A tarmacadamed driveway to the side of the property with ample parking and turning space and good access to both the garage and main residence.



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A substantial Family home with an impressive garage offering conversion opportunities.

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

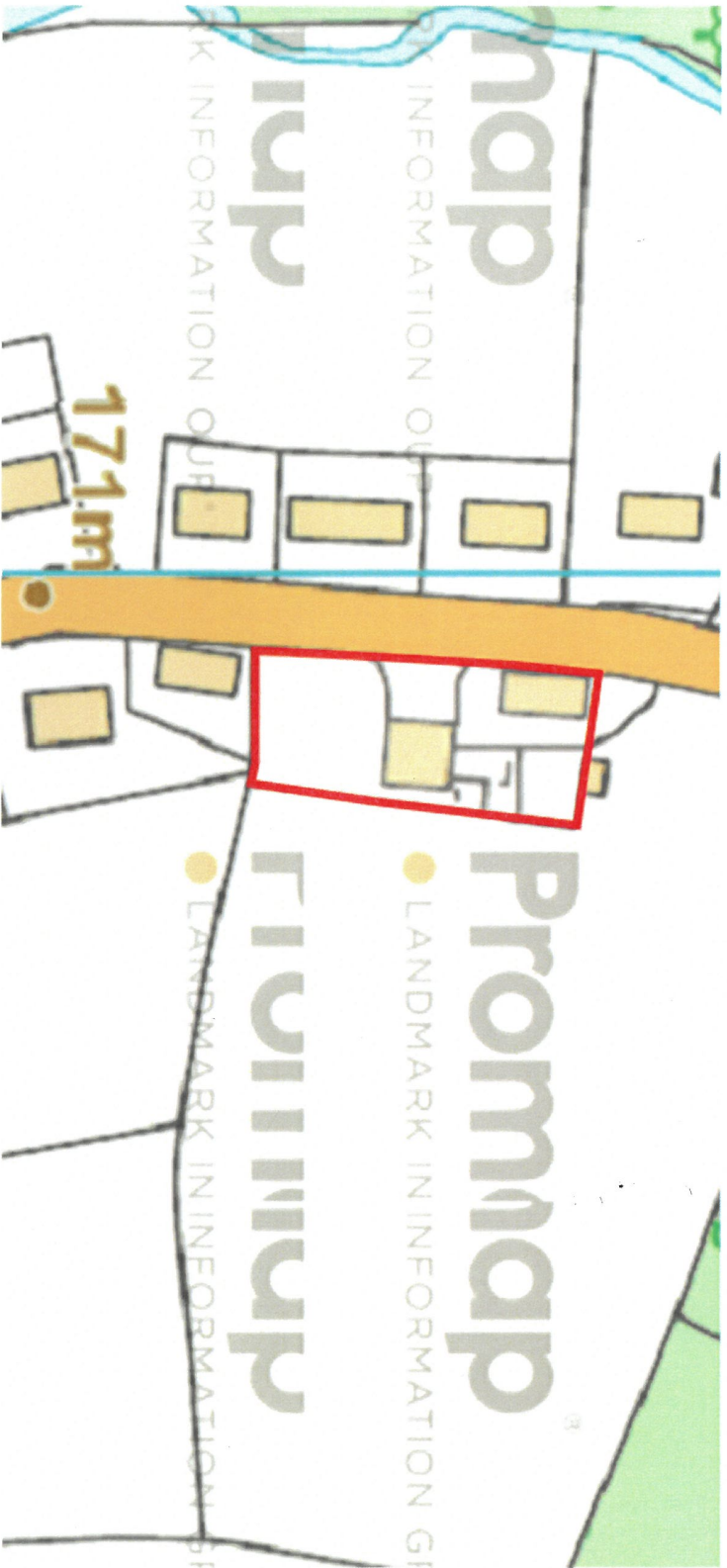
Ceredigion County Council. Council Tax Band for the property - 'F'.

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, recently upgraded air source heating, solar panels, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



Council Tax: Band F

N/A

Parking Types: None.

Heating Sources: Air Source Heat Pump.

Double Glazing. Solar.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (39)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

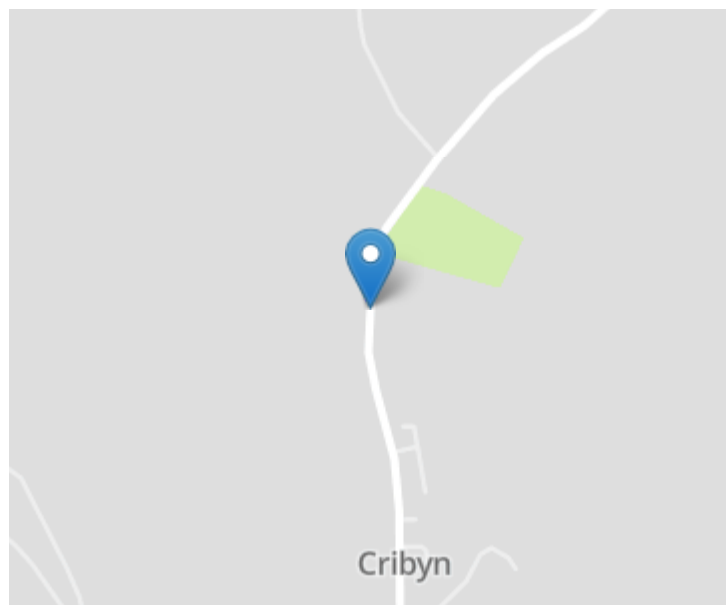
Any risk of coastal erosion? No

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

The property is best approached from Lampeter by taking the A475 Newcastle Emlyn road. Continue to the first Village of Llanwnnen. At the mini roundabout turn right onto the B4337 road signposted Cribyn. Continue through the Village of Cribyn. On leaving the Village the property can be found on your 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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		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

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



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