

The most perfect and highly desirable Family home. An impressive three storied 6 bedroomed house with large multi purpose garage, extensive grounds and far reaching views. Temple Bar, near Lampeter, West Wales



Nantdderwen, Temple Bar, Lampeter, Ceredigion. SA48 8BQ.

£499,950

REF: R/4473/LD

*** The most perfect and highly appealing Family home *** Impressive detached three storied 6 bedroomed, 2 bathroomed house *** Modern and recently upgraded with open plan kitchen/diner *** Large ground floor living accommodation with 3 reception rooms *** Possible B&B or multi generational living arrangement *** Stylish and tastefully presented and decorated throughout

*** Extensive plot with level front and rear lawned gardens *** Useful multi purpose garage/workshop with mezzanine floor above (measuring 43' 4" x 15' 5" (13.21m x 4.70m) *** Mesmerising and far reaching views over the surrounding countryside and the Aeron and Ystwyth Valley

*** Peaceful escape - Close to Aberaeron and Lampeter *** Well positioned and convenient within the Village Community of Temple Bar - 1 mile from Felinfach *** Close to the brand new Ysgol Dyffryn Aeron School and the Village amenities of Felinfach *** Centrally positioned - Being a 10 minute drive to Lampeter and Aberaeron and a 20 minute drive to Aberystwyth *** A must view property - A sought after country home ***

Contact us today



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LOCATION



Well positioned in rural surroundings set off the A482 Lampeter to Aberaeron roadway with a regular Bus Service, approximately 1 mile from the Aeron Valley Village of Felinfach which provides for a good range of amenities including new Ysgol Dyffryn Aeron Primary School, Post Office, Petrol Filling Station and Mini Supermarket, Places of Worship, Community Hall and Public House. The property lies 5 miles from the University Town of Lampeter with a further range of amenities and some 7 miles from the Cardigan Bay Coast at the Georgian and Harbour Town of Aberaeron. The University Town Coastal Resort and Administrative Centre of Aberystwyth lies within a 20 minute drive.

GENERAL DESCRIPTION



Prepare to be impressed! A substantial detached three storied 6 bedroomed, 2 bathroomed Family home positioned on the outskirts of the Village of Temple Bar. The property enjoys a modern tastefully decorated interior with ample ground floor living accommodation with 3 reception rooms.

Externally it enjoys an extensive plot with a level lawned rear garden with the welcome addition of a newly built garage/workshop providing multi purpose use with a mezzanine floor and an electric shutter door.

A particular feature of the property is its location with far reaching views over the Aeron and Ystwyth Valley. A property of this calibre does not come to the market often. It will provide the most perfect Family home and enjoys a highly appealing location close to the nearby Towns of Lampeter and Aberaeron. Viewing is highly recommended.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

ENTRANCE PORCH/BOOT ROOM

8' 9" x 4' 9" (2.67m x 1.45m). Of UPVC construction with porcelain tiled flooring.

WELCOMING RECEPTION HALL

With porcelain tiled flooring, Oak staircase to the first floor accommodation with understairs storage cupboard, radiator.



RECEPTION HALL (SECOND IMAGE)



LIVING ROOM

16' 9" x 14' 9" (5.11m x 4.50m). With an open stone fireplace housing a cast iron multi fuel stove, part panelled walls, T.V. point, double doors through to the Conservatory.



LIVING ROOM (SECOND IMAGE)



CONSERVATORY

12' 0" x 10' 0" (3.66m x 3.05m). Of UPVC construction with tiled flooring and door opening onto the rear patio area.



SECOND RECEPTION ROOM

14' 9" x 12' 6" (4.50m x 3.81m). With double aspect windows, radiator.



W.C.

With low level flush w.c., double drawer vanity unit with ceramic sink with mixer tap, extractor fan, radiator.



KITCHEN/DINER

24' 0" x 12' 6" (7.32m x 3.81m). Impressive and stylish. A stunning Shaker style fitted kitchen with a range of wall and floor units and central island with hardwood work surfaces over, large Belfast sink, gas/electric cooker stove with 5 ring gas hob, double oven, integrated dishwasher, fridge and freezer, plinth multi colour lighting, laminate flooring, large pantry cupboard.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



UTILITY ROOM

13' 0" x 15' 9" (3.96m x 4.80m). With fitted floor units with plumbing and space for automatic washing machine and tumble dryer, Grant oil fired central heating boiler running domestic systems within the property, hot water tank with immersion and pressure system, rear UPVC entrance door to the garden.



FIRST FLOOR

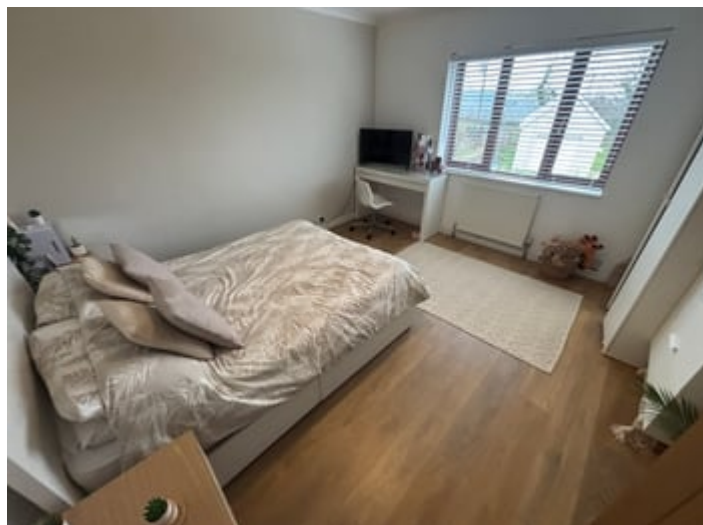
GALLERIED LANDING

With linen cupboard, staircase to the second floor accommodation.



REAR BEDROOM 3

12' 6" x 12' 8" (3.81m x 3.86m). With radiator, enjoying views over the rear garden and the Aeron Valley beyond.



FAMILY BATHROOM

A stylish 3 piece suite comprising of a panelled bath with shower and screen over, low level flush w.c., pedestal wash hand basin, open shelved linen cupboard, radiator, extractor fan.



REAR BEDROOM 2

12' 6" x 11' 7" (3.81m x 3.53m). With double aspect windows enjoying far reaching views over the Aeron and Ystwyth Valley, radiator.



FRONT BEDROOM 1 (PRINCIPLE)

16' 9" x 14' 8" (5.11m x 4.47m). With doubler aspect windows with views over the Ystwyth Valley, radiator.



BEDROOM 1 (SECOND IMAGE)



EN-SUITE TO BEDROOM 1

With a walk-in shower cubicle with double headed shower, vanity unit with wash hand basin, separate linen cupboard, low level flush w.c., extractor fan.



FRONT BEDROOM 4

12' 7" x 10' 8" (3.84m x 3.25m). With radiator.



SECOND FLOOR (POTENTIAL SEPARATE LIVING SUITE)

SECOND FLOOR LANDING

With Velux roof window and storage cupboard.

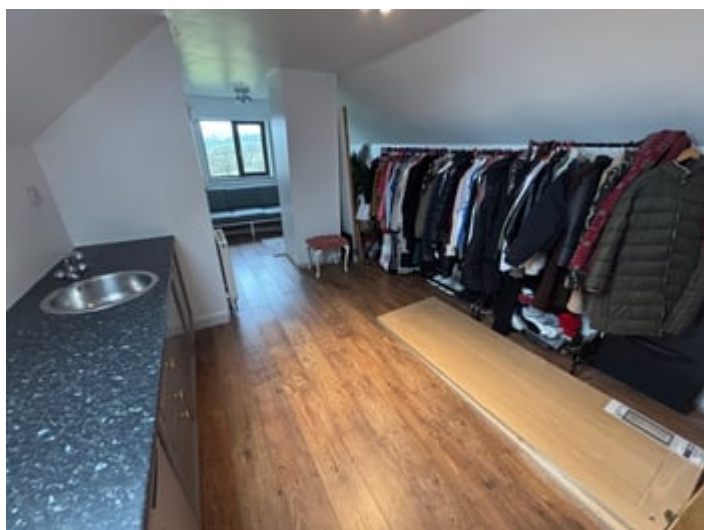
BEDROOM 5

11' 2" x 9' 8" (3.40m x 2.95m). With radiator.



BEDROOM 6

22' 2" x 11' 2" (6.76m x 3.40m). With fitted kitchenette area with floor cupboards, sink and space for fridge/freezer, radiator, picture window with far reaching views over open countryside.



SEPARATE W.C.

With low level flush w.c., wash hand basin, extractor fan.

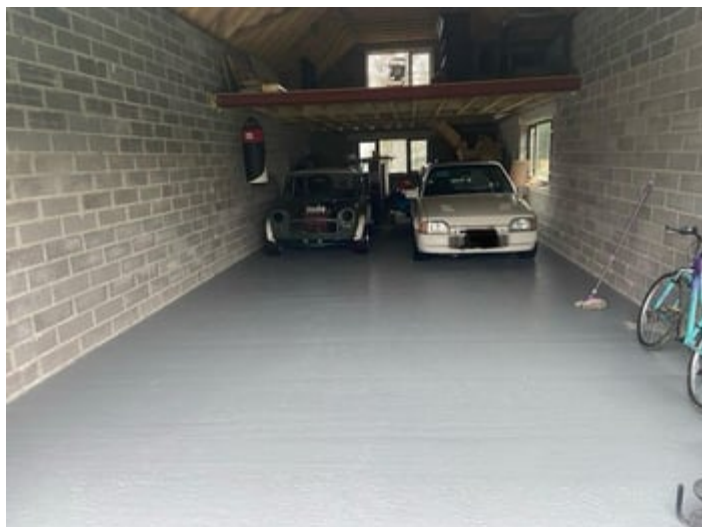
EXTERNALLY

MULTI PURPOSE GARAGE/WORKSHOP

43' 4" x 15' 5" (13.21m x 4.70m). An impressive recently built outbuilding with mezzanine loft over and an electric roller shutter door with side service door, having electricity connected. This building provides perfect outdoor space or a potential annexe (subject to consent).



GARAGE (SECOND IMAGE)



VARIOUS GARDEN SHEDS

RAISED DECKING AND HOT TUB

To the rear of the property lies a raised decking area that enjoys far reaching views with a sheltered area housing the 6 Person hot tub.



GARDEN

An extensive garden area with front and rear level lawned garden areas being private and enjoying ranch fencing with views over the neighbouring land.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



PATIO AREA

A level slate patio area with access from the Conservatory leading onto the decking area.



PARKING AND DRIVEWAY

A pillared and gated gravelled driveway with ample parking to the front and rear of the property leading onto the garage.

REAR OF PROPERTY



VIEW FROM PROPERTY



AERIAL VIEW



AGENT'S COMMENTS

The most perfect and highly desirable Family home. An impressive three storied 6 bedroomed house with large multi purpose garage, extensive grounds and far reaching views.

TENURE AND POSSESSION

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

COUNCIL TAX

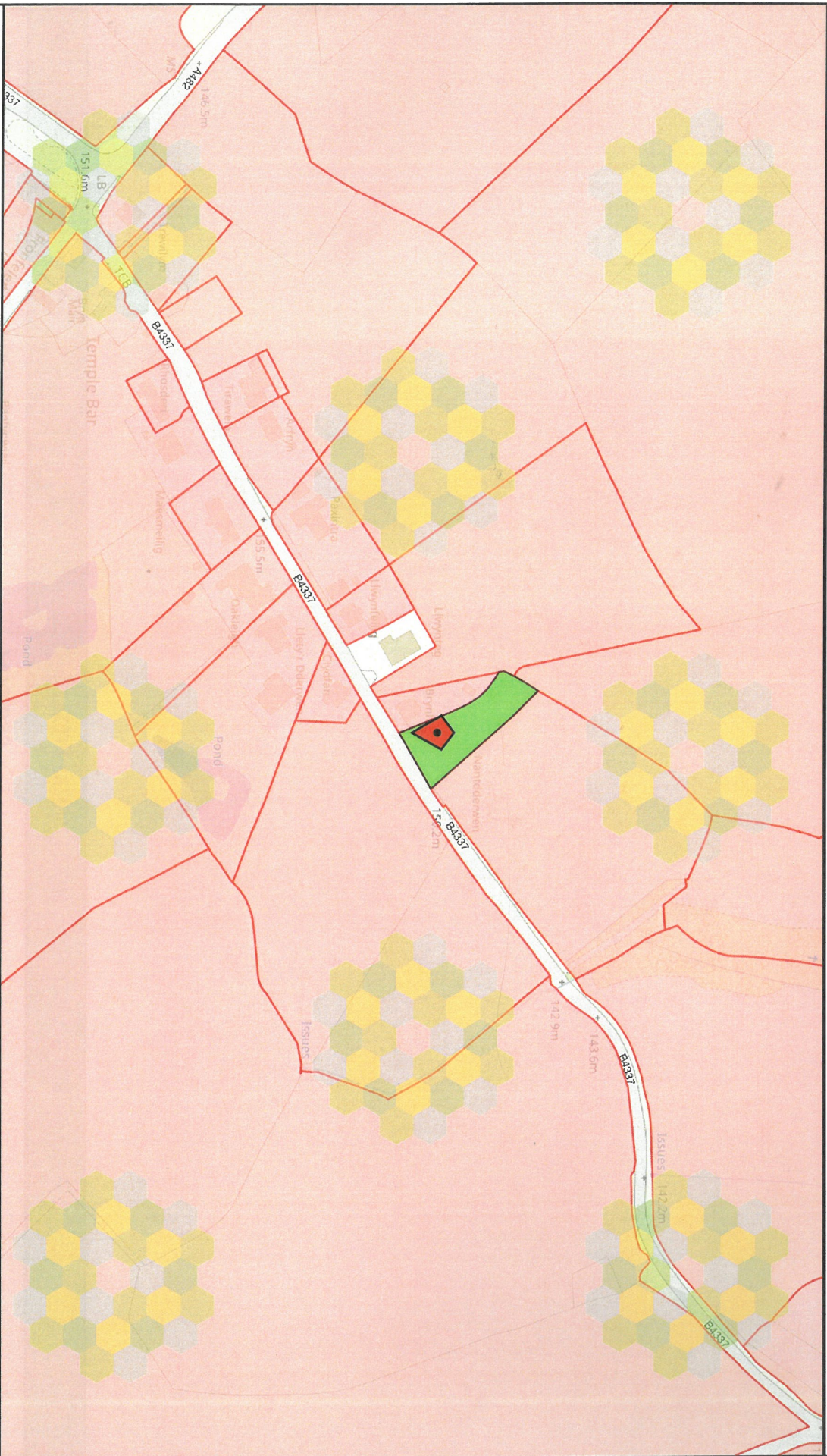
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'F'.

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



0 10 20 30 40 50 60 70 80 100m

Map scale 1:2500

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Data last updated 10:00pm 15 JANUARY, 2025

Council Tax: Band F

N/A

Parking Types: Driveway. Garage. Gated.
Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (69)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

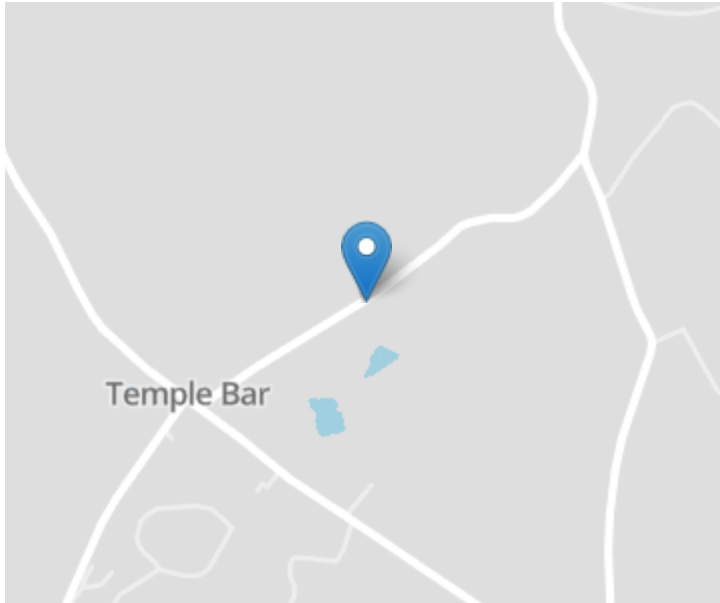
Any risk of coastal erosion? No

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 Aberaeron road. Continue to Temple Bar crossroads. Turn right. Continue for approximately 500 yards and the property will be the last 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. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(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 :

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