Highly appealing 5 bedroomed executive style house. Falcondale Drive, Lampeter, West Wales

Glasnant, Falcondale Drive, Lampeter, Ceredigion. SA48 7SB.

REF: R/2512/LD

£320,000

*** Highly appealing in sought after residential district of Lampeter *** Executive spacious and well appointed property *** 5 bedroomed, 2 bathroomed modern accommodation *** Versatile layout with the property suiting an annexe, home office, etc *** Mains gas central heating, UPVC double glazing and good Broadband speeds

*** Extensive wrap around tarmacadamed driveway providing ample parking *** Low maintenance enclosed rear and side garden being not overlooked with pleasant and paved patio, lawned areas and raised decking

*** Walking distance to Lampeter Town Centre and especially Ysgol Bro Pedr *** An impressive property of generous proportions *** Please contact us today - Won't be on the market for long

LOCATION

The property is located in a sought after locality on Falcondale Drive, a short distance to a range of local amenities. Lampeter lies 12 miles inland from the Cardigan Bay Coast at Aberaeron and also 20 mile North from Carmarthen with access to South Wales and the M4 Motorway network.

GENERAL DESCRIPTION

Glasnant offers potential Purchasers an opportunity to acquire a sought after residential property in a highly desirable location. The property itself boasts 5 bedroomed and 2 bathroomed modern accommodation split over three floors. It offers the perfect Family home with an extensive tarmacadamed driveway and a pleasant rear and side lawned garden, all of which being private, not overlooked, and easily maintained.

The property is deserving to be viewed at your earliest convenience and won't be on the market for long. The accommodation at present offers the following:-

GROUND FLOOR

RECEPTION HALL

Accessed via a UPVC stained glass front entrance door with side glazed panels, staircase to the first floor accommodation, being part tiled and part carpeted.

CLOAKROOM

Fully tiled walls and floor, with low level flush w.c., Bespoke glazed wash hand basin with mixer tap, chrome heated towel rail, spot lighting.

LIVING ROOM

16' 5" x 13' 8" (5.00m x 4.17m). Being a generous Family room with two windows to the front, wood effect laminate flooring, radiator, T.V. point, double doors opening onto the kitchen/diner.

KITCHEN/DINER

30' 0" x 12' 0" (9.14m x 3.66m). Here we have a modern fitted kitchen with hardwood work surfaces over, pan drawers on floor level and cupboards at eye level, drawer Hotpoint fridge, larder cupboard, eye level double oven, 5 ring gas hob with modern extractor hood over, stainless steel sink and drainer unit, plumbing and space for dishwasher.

DINING AREA

With wood effect laminate flooring, two patio doors opening onto the rear and side gardens, double doors to the living room, two radiators.

OFFICE/PANTRY

7' 5" x 6' 5" (2.26m x 1.96m). With laminate flooring, telephone point. Currently used as an office but could easily be re-utilised as a pantry for the kitchen.

UTILITY ROOM

12' 2" x 5' 4" (3.71m x 1.63m). With fitted floor cupboards incorporating stainless steel sink and drainer unit, Valiant mains gas boiler, plumbing and space for automatic washing machine, tiled flooring, rear entrance door, radiator, extractor fan.

WORKSHOP/FORMER GARAGE

16' 6" x 10' 5" (5.03m x 3.17m). The garage has undergone conversion in recent years to now offer a workshop/utility laundry room, having a fitted cupboard with stainless steel sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, tiled flooring, side entrance door, access to insulated loft space.

FIRST FLOOR

GALLERIED LANDING

Having airing cupboard with a hot water cylinder, immersion and shelving.

FAMILY BATHROOM

Fully tiled contemporary styled suite with panelled bath with shower over, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, extractor fan, spot lighting.

PRINCIPAL BEDROOM

16' 5" x 13' 8" (5.00m x 4.17m). With engineering and bamboo flooring, built-in floor to ceiling wardrobes and chest of drawers, two windows to the front, large radiator.

DRESSING ROOM

With large wardrobes and radiator.

EN-SUITE TO PRINCIPAL BEDROOM

Fully tiled modern suite with a corner shower unit, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, spot lighting, extractor fan.

REAR BEDROOM 2

16' 9" x 12' 7" (5.11m x 3.84m). With built-in floor to ceiling wardrobes, large radiator, oak laminate flooring, enjoying views over the rear garden and Lampeter beyond,

REAR BEDROOM 3

13' 0" x 7' 3" (3.96m x 2.21m). With radiator, view over the rear garden, fitted book shelves, laminate flooring,

SECOND FLOOR

SECOND FLOOR LANDING

With Velux roof window, radiator.

BEDROOM 4

6' 5" x 14' 0" (1.96m x 4.27m). With radiator. This room offers potential to be converted into an en-suite to offer a second floor studio/living accommodation.

BEDROOM 5

16' 7" x 14' 0" (5.05m x 4.27m). With Velux roof and side window, radiator, laminate flooring.

EXTERNALLY

GARDEN

A particular feature of this charming edge of Town property is its enclosed private and not overlooked rear garden. The rear garden is low maintenance with a large level patio and lawned areas. To the side of the property also lies further lawned areas with well stocked flower and shrub borders with Maple trees which has been a labour of love to the current Owners, all of which creating a perfect escape from a busy Family life.

To the front of the property lies a range of raised flower and vegetable beds.

REAR GARDEN

PATIO AREA

SIDE GARDEN

GARDEN SHED

10' 0" x 8' 0" (3.05m x 2.44m). With separate fuse box with electric points and internal lighting. Could offer potential to be utilised as a workshop with a covered log store area to the side.

PARKING AND DRIVEWAY

An extensive tarmacadamed driveway lies to the front and side of the property offering ample parking space.

FRONT OF PROPERTY

REAR OF PROPERTY

AGENT'S COMMENTS

Superior property in a fantastic location.

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 and has the following charges. Council Tax Band: 'F'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available, fire proof oak doors throughout the central corridor of the property.

Directions

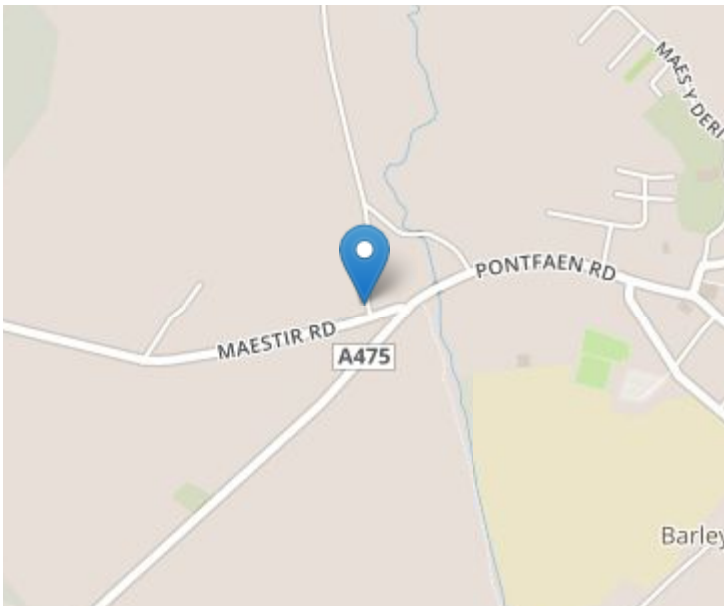
From our Lampeter Office proceed along High Street for Pontfaen Road, passing Pontfaen Service Station on your right hand side. After the Service Station bear next right then turning right for Falcondale Drive. Take the next right hand turning and the property will be found on your right hand side, as identified by the Agents 'For Sale' board.

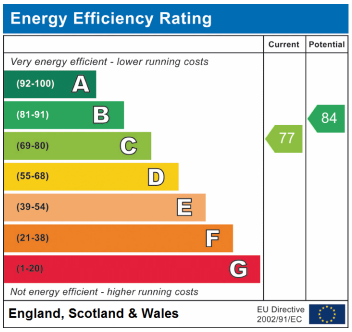
VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

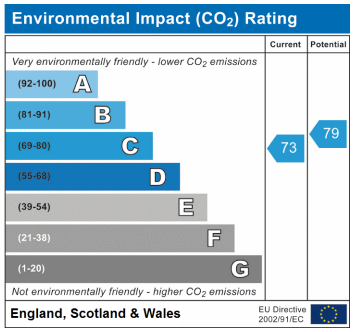
All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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

Directions

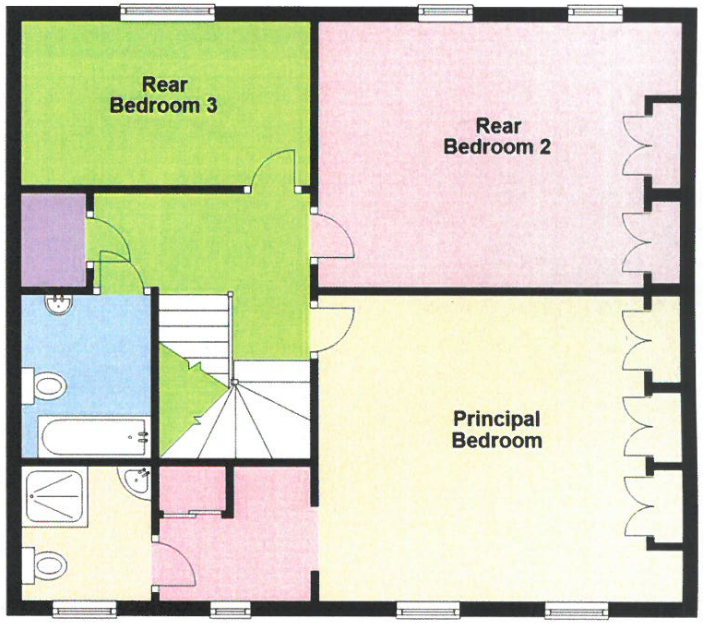




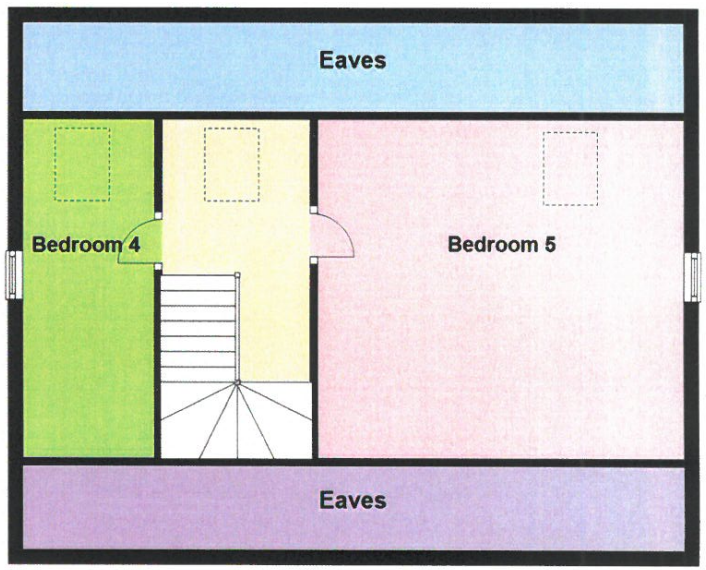


Ground Floor

First Floor



Second Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate