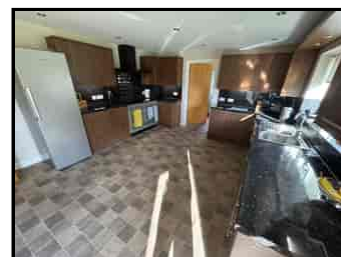


An exceptional and highly impressive 4 bedroomed detached country bungalow with a sizeable garden and garage. Near Lampeter/Llanybydder, West Wales



Dolydd Dwr, Drefach, Llanybydder, Ceredigion. SA40 9SX.

£375,000

REF: R/4374/LD

*** No onward chain - Motivated Seller *** An exceptional and highly impressive country bungalow *** Detached and well presented 4 bedroomed, 2 bathroomed accommodation *** Modern and sought after country property *** Set in a fine rural location *** Stylish kitchen and bathroom suites *** LPG fired central heating, UPVC double glazing and good Broadband connectivity

*** Sizeable plot with level lawned garden areas *** Detached garage *** Backing onto open country fields

*** A superior residence in a stunning semi rural position on the outskirts of the popular Village Community of Drefach *** Being convenient to the nearby Towns of Lampeter and Llanybydder *** Walking distance to the popular and recently built Ysgol Dyffryn Cledlyn *** A 5 minute drive to Lampeter and Llanybydder and close to the Cardigan Bay Coast *** Viewings are highly recommended - Contact us today *** The perfect Family home or suiting retirement living



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

Drefach is a popular rural Village, 4 miles West from the University and Market Town of Lampeter, and located on the A475 Newcastle Emlyn road. The property has a delightful aspect along the Vale of Cledlyn with a pleasant backdrop onto open farmland across the Teifi Valley. The Cardigan Bay Coast lies within 15 miles.

GENERAL DESCRIPTION



An exclusive and impressive country property. Dolydd Dwr is a modern detached country bungalow offering 4 bedroomed accommodation split over two floors. The property benefits from LPG fired central heating, double glazing and good Broadband connectivity. Internally it boasts a stylish kitchen and bathroom suites.

Externally it enjoys a sizeable plot laid to lawn with a large tarmacadamed driveway and a detached garage.

A property deserving early viewing. It offers exceptional accommodation in a convenient location and perfectly suiting a Family.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

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



GROUND FLOOR BEDROOM 1

12' 8" x 10' 4" (3.86m x 3.15m). With radiator.



KITCHEN/DINER

23' 7" x 13' 7" (7.19m x 4.14m). A stylish fully fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, Range Master electric cooker stove with two ovens and a 6 ring hob, patio doors to the garden area, radiator, spot lighting.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



KITCHEN/DINER (FOURTH IMAGE)



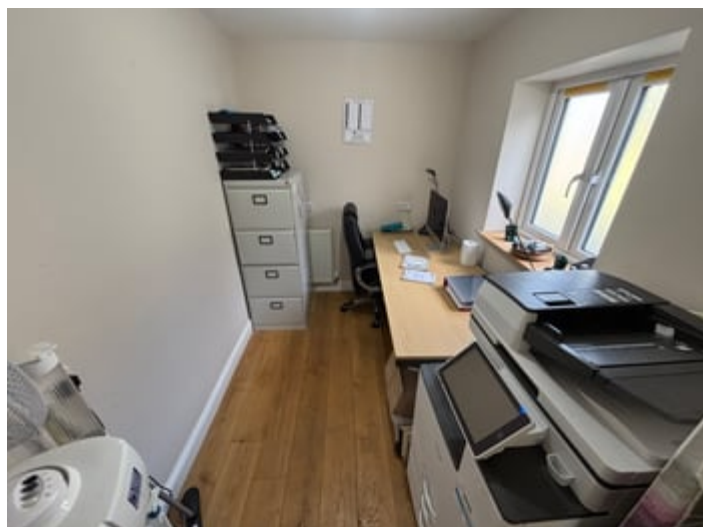
UTILITY ROOM

14' 8" x 6' 11" (4.47m x 2.11m). With stylish fitted units with a stainless steel sink ,plumbing and space for automatic washing machine and dishwasher, Vaillant LPG boiler, fitted shelving, rear UPVC entrance door.



OFFICE

8' 9" x 6' 2" (2.67m x 1.88m). With radiator, plumbing in-situ for a shower room.



LIVING ROOM

19' 9" x 13' 3" (6.02m x 4.04m). With two patio doors opening onto the rear patio area, radiator.



LIVING ROOM (SECOND IMAGE)



FAMILY BATHROOM

Having a modern 3 piece suite with a panelled bath, low level flush w.c., pedestal wash hand basin, extractor fan, radiator.



GROUND FLOOR BEDROOM 2

14' 4" x 10' 3" (4.37m x 3.12m). With radiator.



FIRST FLOOR

LANDING

With a large walk-in wardrobe, radiator, Velux roof window.



BEDROOM 3

20' 9" x 15' 7" (6.32m x 4.75m). With double aspect windows, radiator, large walk-in wardrobe.



EN-SUITE TO BEDROOM 3

A stylish recently fitted 3 piece suite with a walk-in shower, low level flush w.c., pedestal wash hand basin, extractor fan, spot lighting, lighted mirror, chrome heated towel rail.



BEDROOM 4

22' 6" x 17' 3" (6.86m x 5.26m). With double aspect windows, walk-in wardrobe, radiator.



EXTERNALLY

DETACHED GARAGE



18' 10" x 18' 0" (5.74m x 5.49m). With roller shutter door, side service door, electricity connected, open trusses for storage.

GARDEN

An impressive and sizeable plot being level, well fenced and laid to lawn. It offers the perfect outdoor space for any Family. It is low maintenance with concrete pathways and a large patio area enjoying breath taking views to the rear over open farmland. Please note a Husqvarna Robotic Auto Mower is also available by separate negotiation (for ease of gardening).



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



PARKING AND DRIVEWAY

A gated tarmacadamed driveway with ample parking and providing an exclusive entrance.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

An impressive and highly desirable country bungalow

deserving early viewing.

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.

WEBSITE

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.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, LPG fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Driveway.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

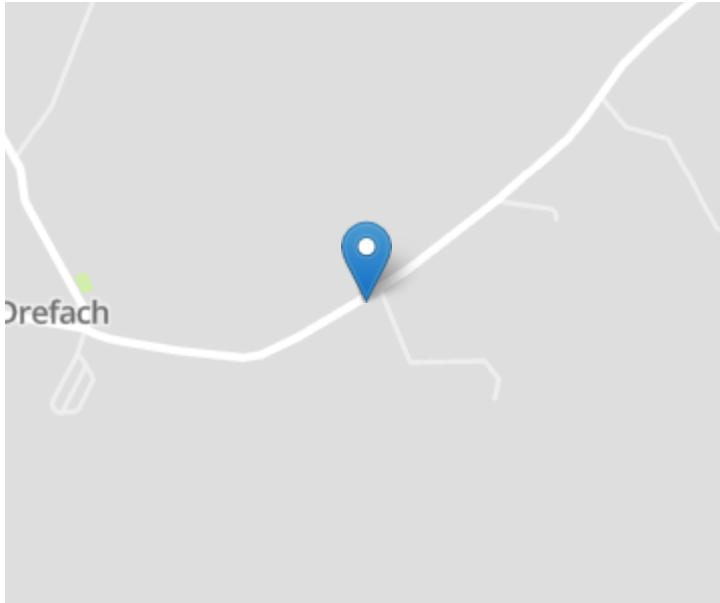
Any risk of coastal erosion? No

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 A475 Newcastle Emlyn road.
Continue through the Village of Llanwnnen. On entering
Drefach the property can be found on the 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

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>



Regulated by

RICS[®]