

Regulated by:



RICS



Since 1989

Affordable Home. A highly appealing, well appointed and presented 3 bedroomed mid terraced house. Near Lampeter, West Wales



2 Cysgod Y Gaer, Cribyn, Lampeter, Ceredigion. SA48 7LU.

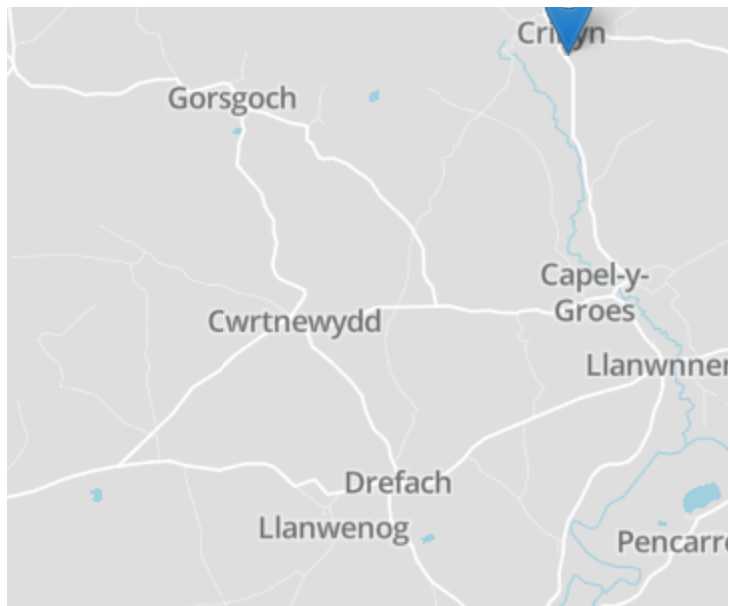
REF: R/4015/LD

£119,000

*** Fixed Price of £119,000 *** Subject to a Section 106 Ceredigion Affordable Housing Policy *** A highly appealing and sought after development *** Well presented 3 bedroomed mid terraced house *** Oil fired central heating, wood effect double glazing throughout, modern kitchen and wet roof

*** Tarmacadamed driveway with parking for two vehicles *** Low maintenance and enclosed rear garden - Laid mostly to lawn with a patio and decking area

*** Convenient centre of Village position *** 5 miles South from the larger University Town of Lampeter, within a 15 minute drive from the Georgian Harbour Town of Aberaeron and 2 miles to the Village of Felin Fach with access to all everyday amenities *** Contact us today to view



LOCATION

The property is situated within the rural Village of Cribyn, some 5 miles South from the larger University Town of Lampeter and within a 15 minute drive from the Georgian Harbour Town of Aberaeron. The larger Village of Felinfach is some 2 miles offering a wide range of everyday facilities including Retail, Post Office, Fuel Station, Education, Places of Worship and a Community owned Public House.

GENERAL DESCRIPTION

Here we have on offer a delightful and highly appealing mid terraced house being well presented and offering 2/3 bedroomed accommodation. The property enjoys a modern kitchen and wet room double glazing and oil fired central heating.

The property is subject to a Section 106 Affordable Home Policy and further information is available via the Selling Agents. See "Qualifying Criteria" Section on Page 4.

RECEPTION HALL

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

CLOAKROOM/UTILITY ROOM

With plumbing and space for washing machine and fittings in-situ for w.c., and wash hand basin.

LIVING ROOM

13' 5" x 11' 3" (4.09m x 3.43m). With laminate flooring, radiator, T.V. point, double doors leading to the Kitchen/Diner.



KITCHEN/DINER

18' 0" x 9' 6" (5.49m x 2.90m). A modern style fitted kitchen with a range of wall and floor units with work surfaces over, electric fitted oven, 4 ring hob with extractor hood over, stainless steel sink and drainer unit, plumbing and space for automatic washing machine, fully glazed rear entrance door leading to the garden area.



KITCHEN/DINER (SECOND IMAGE)



FIRST FLOOR

LANDING

With access to the loft space, radiator, airing cupboard with radiator and shelving.



WET ROOM

With walk-in shower facility, low level flush w.c., pedestal wash hand basin, heated towel rail, extractor fan.



REAR BEDROOM 1

11' 4" x 11' 4" (3.45m x 3.45m). With radiator, views over the rear garden.



FRONT BEDROOM 2

11' 9" x 10' 6" (3.58m x 3.20m). With radiator.



POSSIBLE BEDROOM 3/NURSERY/OFFICE

5' 3" x 7' 0" (1.60m x 2.13m).



EXTERNALLY

GARDEN

A pleasant enclosed rear garden area laid mostly to lawn with various patio and decking areas, this providing a delightful

and low maintenance garden area.

The property benefits from steps leading onto the main road of the B4337.



GARDEN (SECOND IMAGE)



PARKING AND DRIVEWAY

A tarmacadamed driveway to the front with parking for two vehicles.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A delightful and highly appealing Affordable Home being modern and low maintenance.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

PLEASE NOTE: The property is subject to a Section 106 Ceredigion Affordable Home Policy.

COUNCIL TAX

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

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.

QUALIFYING CRITERIA

The three qualifying criteria to purchase and occupy this property are:-

- 1) Unable to obtain a mortgage for 10% more than the discounted price of the property, e.g., discounted price £100,000 to qualify must not be able to obtain a mortgage for £110,000 or more. Applicants will also need to be able to fund any deposit required by the mortgage company.

2) Local Connection

a) Lived in Ceredigion for a continuous period of 10 years in the last 20 years

OR

b) Need to live in Ceredigion to substantially care for or be cared for by a close relative who has lived in Ceredigion for 10 continuous years in the last 20 years and the relative's property is incapable (whether as it stands or subject to extension) of meeting the needs of the combined household

OR

c) Are employed in Ceredigion as a key worker on a full time (35 hours) permanent basis. For these purposes a Key Worker is:

A teacher in a school or in a further education establishment or sixth form college;

A nurse or other skilled health worker in the National Health Service;

A police officer;

A probation service worker;

A social worker;

An educational psychologist

An occupational therapist employed by the local authority;

A fire officer;

Any other person whose employment fulfils an important role in the provision of key services in Ceredigion where recruitment from within the County has proven difficult. This would need to be agreed with the Local Authority and recruitment evidence would need to be provided.

3) The applicant will occupy the property as their sole residence and will be required to confirm that they do not own other residential property.

You must qualify for all three points. An application form is also available via the Sole Selling Agent.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating (external boiler), wood effect double glazing, telephone subject to B.T. transfer regulations, Broadband available.


Directions

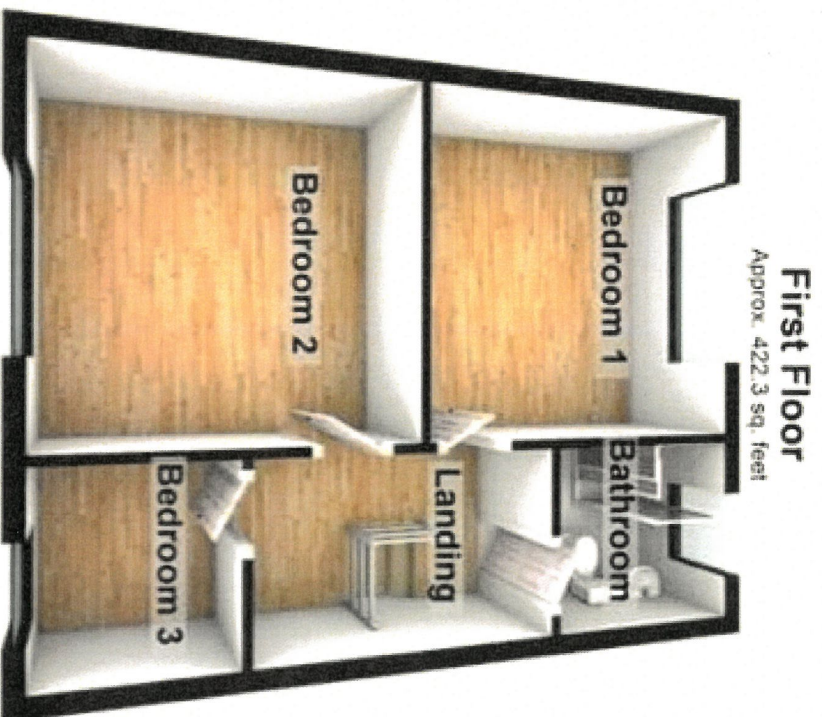
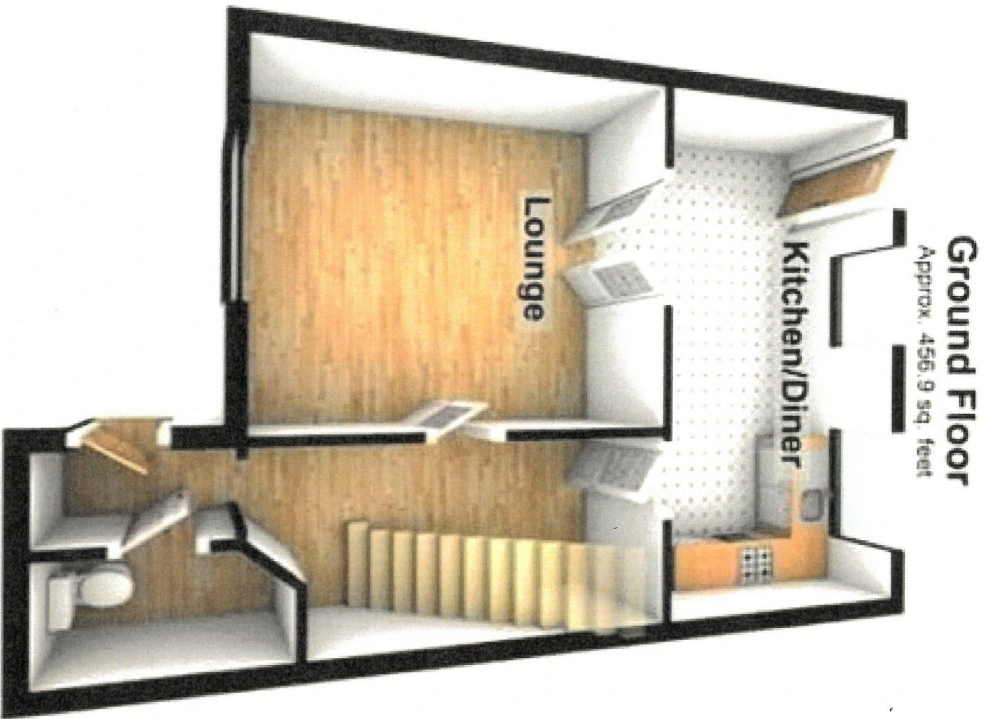
Travelling on the A482 from Lampeter, proceed through the Village of Creuddyn Bridge and onto the Village of Temple Bar. Take the B4337 left hand turning signposted for Cribyn. Proceed along this road for approximately one mile entering the Village of Cribyn, passing the former School on your right hand side. Proceed through the centre of the Village, passing the Church on your left, and bearing right at the next sharp bend. Continue along this road towards Lampeter. As you exit Cribyn the property is located within the second housing development on your left hand side. Number 2 will be the mid terraced property, 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		
(92-100) A		
(81-91) B		85
(69-80) C	72	
(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 



Total area: approx. 879.2 sq. feet