

*A substantial 3 bedroomed semi detached house, garage, off street parking and garden, Cribyn, Nr. Lampeter, West Wales*



Awel Deg, Cribyn, Lampeter, Ceredigion. SA48 7ND.

**£199,950**

**R/ 4290/ LD**

\*\*\* No Onward Chain - priced to sell \*\*\* A substantial semi-detached house \*\*\* Spacious and nicely presented 3 bedroomed, 2 bathroomed accommodation \*\*\* Integral garage, conservatory \*\*\* Ample off street parking for 4/5 vehicles \*\*\* Large patio with steps leading to level enclosed lawned area \*\*\* Pleasant centre of village position, 5 miles to Lampeter and 7 miles to Aberaeron \*\*\* Close proximity to the Primary school at Felinfach and Drefach along with Secondary school at Lampeter

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\*\*\* Refurbished, with a modern kitchen \*\*\* Oil fired central heating \*\*\* New double glazed windows and doors \*\*\*



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## LOCATION

Cribbyn is a popular rural village just 5 miles from the University town of Lampeter and 7 miles inland from the Cardigan Bay Coastline at Aberaeron. The village set amongst the delightful countryside of Mid Ceredigion.

## GENERAL DESCRIPTION

Here we have a spacious refurbished semi detached house offering well presented 3 bedrooomed, 2 bathroomed accommodation. The property enjoys a modern interior with a stylish kitchen and bathrooms.

Externally it enjoys a large patio area with steps leading onto a level lawned enclosed garden area, thus providing the perfect family home with it being in close proximity to local Primary and Secondary schools. The property in particular offers the following:-

## RECEPTION HALL

via UPVC front entrance door. Door through to integral garage and steps to kitchen.

## KITCHEN/DINER

16' 10" x 12' 0" (5.13m x 3.66m) with 'Shaker style' newly fitted wall and floor units with worksurfaces over. 1.5 sink and drainer unit. NEFF electric oven, 4 ring hob with extractor hood over. Plumbing and space for dishwasher, tiled flooring and radiator.



**KITCHEN 2ND ANGLE**



## CONSERVATORY

12' 6" x 9' 4" (3.81m x 2.84m) of UPVC construction with tiled flooring and door leading onto patio area.



## LIVING ROOM

15' 5" x 14' 2" (4.70m x 4.32m) with open fireplace housing a cast iron multifuel stove on slated hearth. Staircase to the first floor accommodation with understairs storage cupboard. 2 radiators. UPVC front entrance door.



## FIRST FLOOR

### FRONT LANDING

With radiator.

### BEDROOM 2

11' 5" x 10' 8" (3.48m x 3.25m) with built in wardrobes.  
Radiator.



### BEDROOM 1

16' 9" x 11' 6" (5.11m x 3.51m) with radiator and double aspect windows with fine views over the surrounding countryside.



## SHOWER ROOM

With shower unit, double drawer vanity unit and wash hand basin. heated towel rail.



## REAR LANDING

### BEDROOM 3

12' 1" x 16' 6" (3.68m x 5.03m) with radiator and double aspect windows with fine views.



## BATHROOM

With 3 piece suite comprising panelled bath, low level flush w.c. Vanity unit and wash hand basin. Heated towel rail. Shaver light and point.



## INTEGRAL GARAGE

12' 6" x 16' 0" (3.81m x 4.88m) with plumbing and space for washing machine and tumble drier. Electric roller shutter door. This room does offer potential for conversion into further living accommodation s.t.c.



## EXTERNALLY

### GARDEN

The property enjoys a generous enclosed garden area with a large patio with steps leading down to a level lawned area, all of which enjoys fine vista points over the surrounding countryside and offers a great family space.

There also lies a small garden area to the rear housing the oil tank.



### PARKING AND DRIVEWAY

Gravelled and concreted driveway lies to the front and side of the property with ample space for 4/5 vehicles.



**FRONT OF PROPERTY**



**SIDE OF PROPERTY**



## **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.

## **AGENT'S COMMENTS**

A substantial village home being refurbished and now offering the perfect family home.

## **TENURE AND POSSESSION**

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

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

## **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 throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.

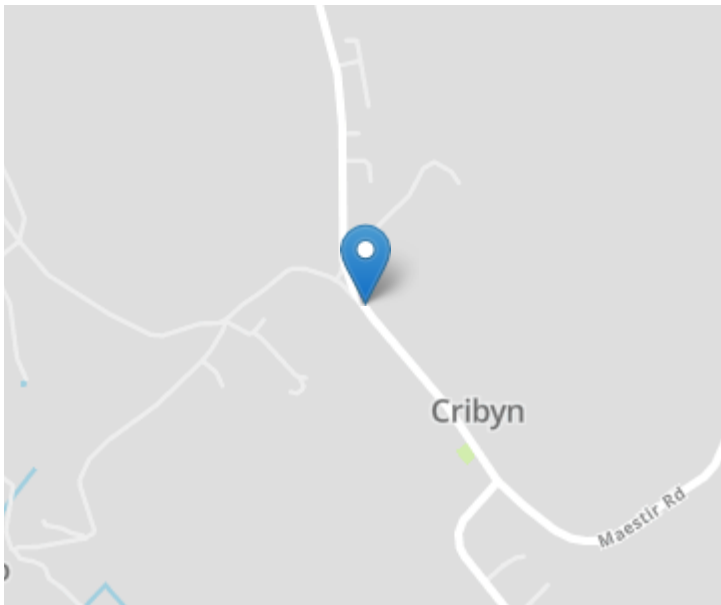
### Directions

From Lampeter take the A482 to Aberaeron. On reaching Temple Bar cross roads, turn left onto the B4337 road south to Cribyn. Proceed onto the village and once reaching the church on the hill on the left hand side, by the War Memorial, turn right and the property will 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](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

For further information or to arrange a viewing on this property please contact :

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