

Regulated by:



RICS



Since 1989

Character 3 bedroomed semi detached cottage set in extensive grounds. Cribyn, near Lampeter, West Wales



Glyn, Cribyn, Lampeter, Ceredigion. SA48 7ND.

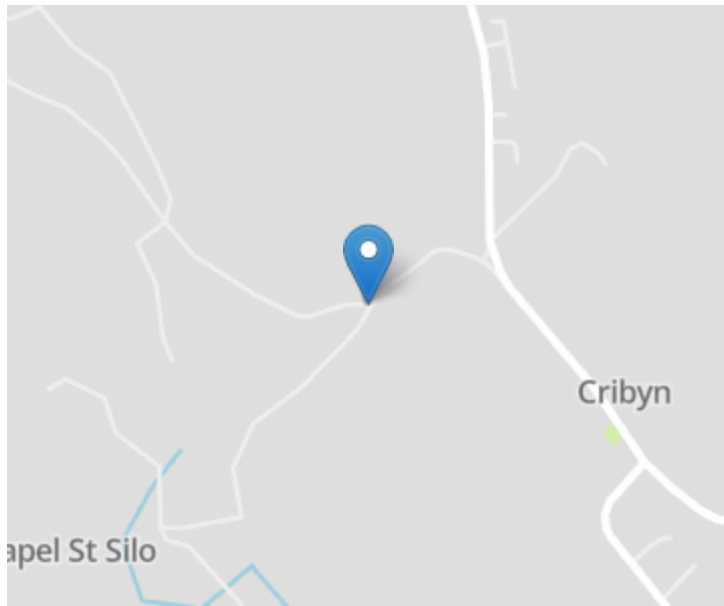
REF: R/3996/LD

£225,000

*** No onward chain *** A character 3 bedroomed (possible 4 bedrooms) semi detached cottage *** Set in an extensive Village plot *** Improvable accommodation with UPVC double glazing and electric heating *** Great potential to create the perfect Family home

*** An extensive tarmacaded driveway with ample parking *** Useful stone and slate outhouse *** Large corrugated barn offering conversion opportunities (subject to consent) *** Low maintenance lawned garden to the rear

*** Popular centre of Village position *** Fine views to the front over the Teifi Valley *** An exciting opportunity to create your perfect home *** Contact us today to view



LOCATION

Conveniently located on the B4337 road between Temple Bar and Llanwnnen, set amongst the delightful countryside just 5 miles from the University Town of Lampeter in the Teifi Valley and 7 miles from the Georgian and Coastal Harbour Town of Aberaeron. The Village of Cribyn offers a thriving rural Community and offers delightful country walks.

GENERAL DESCRIPTION

A character centre of Village cottage offering deceptive 3 bedroomed (possible 4 bedroomed) accommodation that is in need of general modernisation and updating. The property benefits from UPVC double glazing and electric heating.

A particular feature of the property is its extensive plot with a generous tarmacadamed driveway to the side that leads onto a corrugated barn.

The garden is located to the rear and is a blank canvas and offers potential to extend into the parking area to create your very own dream Family home.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

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

LIVING ROOM

14' 5" x 10' 2" (4.39m x 3.10m). With a modern tiled open

fireplace (currently boarded), in-built glazed cabinet.



SITTING ROOM

14' 5" x 9' 2" (4.39m x 2.79m). With a modern tiled open fireplace, two glazed built-in cabinets.



SECONDARY KITCHEN

10' 2" x 6' 8" (3.10m x 2.03m). With oil fired Rayburn Range (non functioning as chimney removed).



KITCHEN

6' 8" x 4' 8" (2.03m x 1.42m). With fitted units with stainless steel sink and drainer unit, rear entrance door.



BATHROOM

6' 6" x 6' 8" (1.98m x 2.03m). Having a 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, beamed ceiling.



FIRST FLOOR

REAR LANDING

Leading to

UNDEREAVES STORE ROOM/POTENTIAL BEDROOM 4

23' 0" x 6' 8" (7.01m x 2.03m). With limited head height.



FRONT LANDING

With access to the loft space.

BEDROOM 1

14' 4" x 10' 4" (4.37m x 3.15m). With double aspect windows with fine views to the front.



BEDROOM 3

7' 8" x 5' 9" (2.34m x 1.75m). With fine views to the front over the Teifi Valley.



BEDROOM 2

14' 4" x 8' 3" (4.37m x 2.51m). With fine views to the front over the Teifi Valley.



EXTERNALLY

OUTBUILDINGS

Comprising of

STONE AND SLATE OUTHOUSE

11' 8" x 9' 3" (3.56m x 2.82m). With electricity connected.



LARGE CORRUGATED BARN

23' 0" x 19' 8" (7.01m x 5.99m). Being 'L' shaped and of timber and corrugated iron construction with concrete flooring



GARDEN

To the rear of the property lies an elevated lawned garden area that backs onto open country fields.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)**EXTENSIVE TARMACADAMED DRIVEWAY**

To the side of the property lies a gated entrance that leads onto an extensive driveway that could offer a range of uses for parking, extending the garden, further development (subject to consent).

**FRONT OF PROPERTY****REAR OF PROPERTY****AGENT'S COMMENTS**

An exciting and rare opportunity within the centre of the Village. Could provide 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.

COUNCIL TAX

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

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, double glazing.

Directions

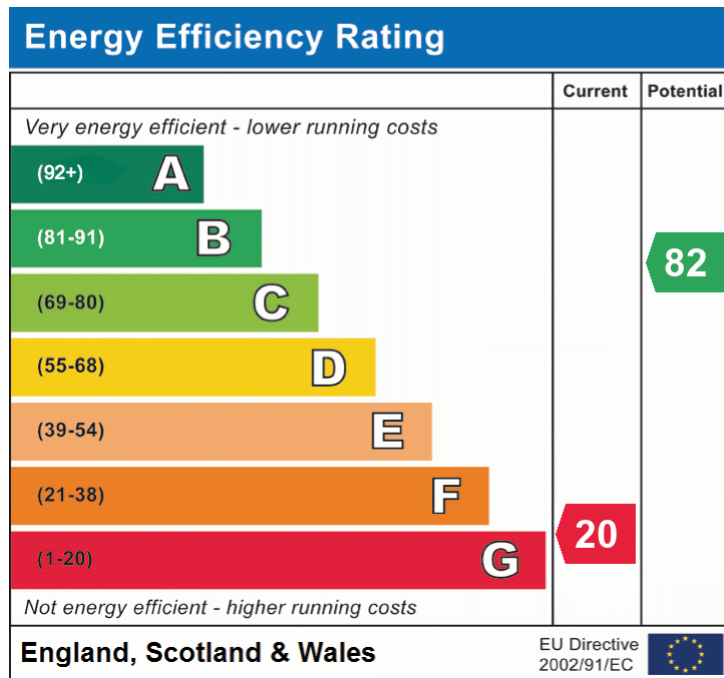
From Lampeter take the A482 towards Aberaeron. Proceed to Temple Bar crossroads. Turn left onto the B4337 road for Cribyn. Proceed into the Village. Once seeing the Church on the hill (on your left hand side) by the War Memorial turn right by the War Memorial and continue on this road for 200 yards. The property will be located

thereafter 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

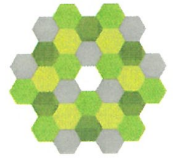
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HM Land Registry
Official copy of
title plan

Title number **CYM724882**
Ordnance Survey map reference **SN5151SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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