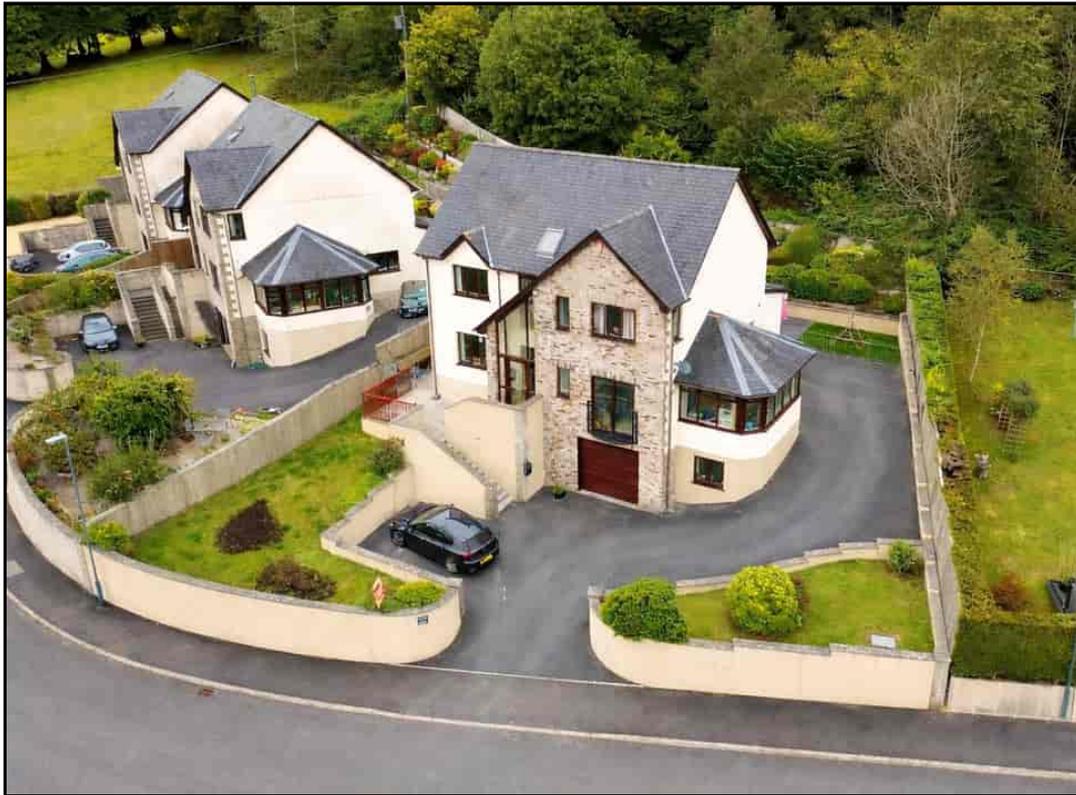


A luxury Family home. Superbly situated 4/5 bedroomed modern detached house with fantastic far reaching views over the Town of Lampeter and the Teifi Valley. Lampeter, West Wales



Hafan Y Coed, Forest Road, Lampeter, Ceredigion. SA48 8AN.

£455,000

REF: R/4899/LD Offers in the region of

*** OFFERS IN THE REGION OF £455,000 *** No onward chain *** A luxury Family home *** Superbly positioned modern detached house *** Spacious and well presented 4 bedroomed, 2 bathroomed accommodation *** Enjoying a delightful elevated position with fantastic far reaching panoramic views over the Town of Lampeter and the surrounding Teifi Valley *** Stylish fixtures and fittings throughout - A modern home for the whole Family *** Split over three floors with garage and office space *** Benefitting from oil fired central heating, full double glazing and under floor heating to the ground floor

*** Walled sweeping tarmac driveway with ample parking and turning space *** Landscaped rear garden with large patio and an abundance of flower and shrub borders

*** Located close to nature and backing onto open woodland with public footpaths *** Flexible accommodation with potential for loft conversion *** Built in 2007 from an exclusive Architect design and by a Local Reputable Builder *** Highly sought after exclusive home - An unrivalled opportunity awaits *** A must view property within a sought after locality



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LOCATION



An enviable and elevated position enjoying fantastic far reaching views over the University Town of Lampeter and the unspoilt surrounding Teifi Valley. The property is within walking distance of the Town Centre and all of its amenities, an approximately 10 minute walk. It lies 12 miles inland from the Cardigan Bay Coast at the Georgian and Harbour Town of Aberaeron and just 20 or so miles North from the County Town and Administrative Centre of Carmarthen with access to the M4 Motorway and National Rail Networks. To the rear of the property lies open woodland offering fantastic nature walks.

GENERAL DESCRIPTION

A superior and Bespoke style contemporary accommodation that provides the most appealing Family home. The property is split over three floors with 4 bedroomed, 2 bathroomed accommodation. To the lower ground lies the garage and office. To the ground floor lies the living accommodation with a large living room, separate games room, open plan kitchen/diner and conservatory. To the first floor lies the 4 bedrooms and 2 bathrooms.

It enjoys an elevated position with fantastic far reaching views over the Town of Lampeter and the surrounding Teifi Valley. To the rear lies a landscaped garden area that is low maintenance whilst also providing a fantastic space for outdoor entertaining and dining.

Therefore this is the dream Family home in a sought after location.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

GROUND FLOOR

ENTRANCE PORCH

Accessed via a double glazed front entrance door with glazed side panels, tiled flooring, full length window, gallery over the landing.

RECEPTION HALLWAY

13' 4" x 10' 4" (4.06m x 3.15m). With ceramic tiled flooring, impressive oak staircase with understairs storage cupboard, underfloor heating.



RECEPTION HALLWAY (SECOND IMAGE)**W.C.**

6' 1" x 4' 3" (1.85m x 1.30m). With ceramic tiled flooring, low level flush w.c., chrome heated towel rail, vanity unit with wash hand basin, extractor fan, underfloor heating.

**LIVING ROOM**

25' 4" x 12' 9" (7.72m x 3.89m). With a feature fireplace with an oak mantle, laminate flooring, underfloor heating, picture window to the front enjoying fantastic views over the Town of Lampeter, T.V. point, double glazed French doors opening onto the rear garden.



LIVING ROOM (SECOND IMAGE)



STUDY/GAMES ROOM/DOWNSTAIRS BEDROOM 5

12' 9" x 10' 6" (3.89m x 3.20m). With laminate flooring, underfloor heating.



OPEN PLAN KITCHEN/DINER

29' 6" x 11' 0" (8.99m x 3.35m). The perfect Family size with a two tone fitted kitchen with a range of wall and floor units with granite work surfaces over, integral appliances including a fridge/freezer, dishwasher, pan drawers, Range Master electric/LPG cooker stove with extractor hood over, tiled flooring, underfloor heating.



KITCHEN/DINER (SECOND IMAGE)



DINING/SEATING AREA

With patio doors opening onto a Juliette Balcony, underfloor heating.



UTILITY ROOM

11' 0" x 6' 6" (3.35m x 1.98m). With a range of wall and floor units with stainless steel sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, tiled flooring, underfloor heating, rear entrance door.



CONSERVATORY

16' 0" x 9' 4" (4.88m x 2.84m). Accessed via the Kitchen/Diner with double part glazed oak interior doors, tiled flooring, underfloor heating, 7ft sliding patio doors to the rear garden.



FIRST FLOOR

FEATURE GALLERIED LANDING

Approached via a most attractive open plan oak staircase to a feature galleried landing with a gallery to the front with feature angle windows giving the advantage of the fine aspect over the Town of Lampeter and the Teifi Valley. Off the landing lies a built-in cupboard with an insulated cylinder and electric immersion heater. There is also access to the fully boarded and insulated loft space via a wooden folding ladder. The loft space offers potential for further accommodation.



GALLERIED LANDING (SECOND IMAGE)



PRINCIPLE BEDROOM 1

15' 9" x 11' 11" (4.80m x 3.63m). With radiator, laminate oak flooring, double built-in wardrobe.



EN-SUITE SHOWER ROOM TO BEDROOM 1

A modern suite comprising of a low level flush w.c., vanity unit with wash hand basin, corner shower cubicle with a direct fed shower, chrome towel rail, half tiled walls.



REAR BEDROOM 2

12' 9" x 12' 5" (3.89m x 3.78m). With radiator, laminate flooring, built-in wardrobe.

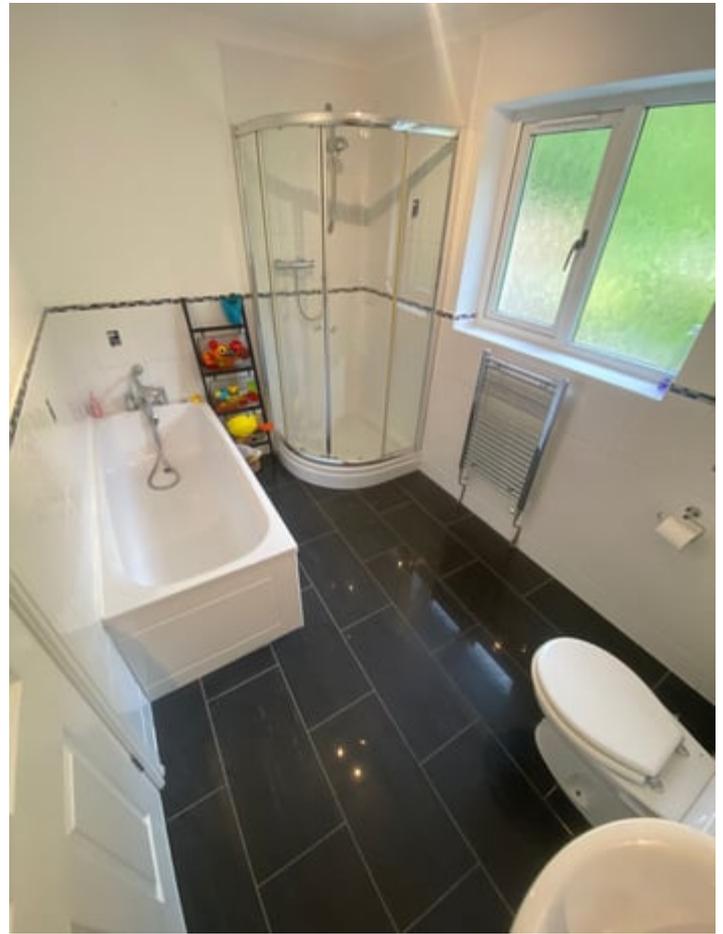


REAR BEDROOM 3

10' 9" x 9' 9" (3.28m x 2.97m). With radiator, oak laminate flooring.

**FAMILY BATHROOM**

10' 7" x 6' 9" (3.23m x 2.06m). A stylish 4 piece suite comprising of a panelled bath with stainless steel mixer tap, corner shower cubicle, chrome heated towel rail, multi drawer vanity unit with wash hand basin, w.c.

**BATHROOM (SECOND IMAGE)****FRONT BEDROOM 4**

13' 0" x 12' 6" (3.96m x 3.81m). With radiator, oak laminate flooring.



LOWER GROUND FLOOR

GARAGE/WORKSHOP

37' 4" x 11' 1" (11.38m x 3.38m). With an electric up and over door, concrete flooring, electricity connected.



GARAGE/WORKSHOP (SECOND IMAGE)



HOME OFFICE

14' 6" x 9' 4" (4.42m x 2.84m). With electricity connected.



EXTERNALLY

GARDEN

A particular feature of this most attractive Family home is its low maintenance enclosed rear garden area. Directly to the rear of the property lies an extensive patio area with steps leading up to a terraced shrub and flower garden area. The garden is complimented by the rear woodland which provides a haven for the local Wildlife whilst offering fantastic colour all year round.

To the front of the property also lies a walled garden with lawned areas which provides a fantastic view point over the Town of Lampeter and the Teifi Valley.



GARDEN (SECOND IMAGE)



PARKING AND DRIVEWAY

A tarmacadamed driveway sweeps around the side of the property giving ease of access and ample parking and turning space.



FRONT OF PROPERTY



VIEW FROM PROPERTY



AERIAL VIEW OF PROPERTY



VIEW OF LAMPETER TOWN



AGENT'S COMMENTS

A highly desirable Family home in a sought after location within the Town of Lampeter.

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.

Services

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



For Identification Purposes Only



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Directors:
Mr Owen Morgan FRICS FSAV 875-200
T Dylan R Davies FRICS FSAV 1100-010
www.morgananddaves.co.uk

Associates:
Iari Davies, Associate MNMFA

Neil Thomas, Associate
Morgan & Davies is a trading name of Morgan & Davies Ltd, a Company registered in Wales 11301575

Council Tax: Band F

N/A

Parking Types: Driveway. Gated. Private.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (70)

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

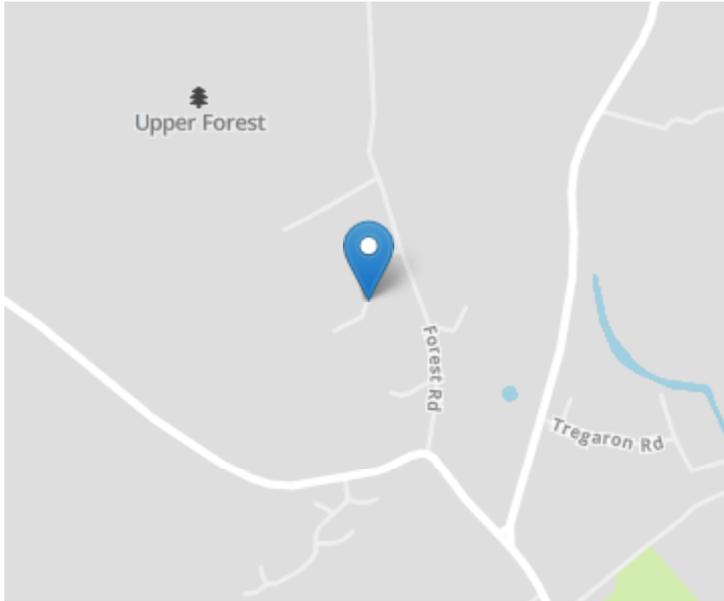
Is the property listed? No

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 our Lampeter Office proceed along College Street. Proceed over the mini roundabout and proceed along North Road. After passing the Petrol Service Station and Protyre Lampeter on your left hand side turn immediately right onto Forest Road. Proceed up the hill. Take the second turning on your left hand side into Maeshyfyrd. Continue into Maeshyfyrd and the property can 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 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

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