

*Delightfully positioned well presented 3 bedroomed semi detached house. 2 miles from Lampeter, West Wales*



**4 Bro Meillion, Cellan, Lampeter, Ceredigion. SA48 8HZ.**

**REF: R/2603/LD**

**£159,950**

\*\*\* No onward chain \*\*\* Delightfully positioned corner plot on a select residential cul-de-sac \*\*\* Extremely well presented and modern semi detached house \*\*\* Deceptively spacious 3 bedroomed Family proportioned accommodation \*\*\* Solid fuel heating, UPVC double glazing and good Broadband speeds

\*\*\* Particular feature being the extensive and enclosed private garden - Being well fenced \*\*\* Laid to level lawn with patio area \*\*\* Designated communal parking area to the front of the property

\*\*\* 2 miles from the University Town of Lampeter \*\*\* Convenient to the Town whilst also enjoying country living \*\*\* In all a very desirable home - Don't miss out

## LOCATION

Cellan is a popular rural Village, being a scattered Community, in the heart of the Teifi Valley, with a regular Bus route, 2 miles from the University and Shopping Centre of Lampeter, 12 miles inland from Cardigan Bay and the Georgian and Harbour Town of Aberaeron, just 24 miles North from Carmarthen, to the immediate South West, with the General Hospital, M4 Motorway and National Rail Networks.

## GENERAL DESCRIPTION

A truly charming traditionally built semi detached property, being extremely well presented, and offering spacious 3 bedroomed accommodation, along with solid fuel central heating, UPVC double glazing and good Broadband speeds.

The property, along with the garden, has been lovingly maintained by the current Owners, the garden being extensive, private and fully enclosed, the garden being a particular feature, and we would say the largest garden on the cul-de-sac.

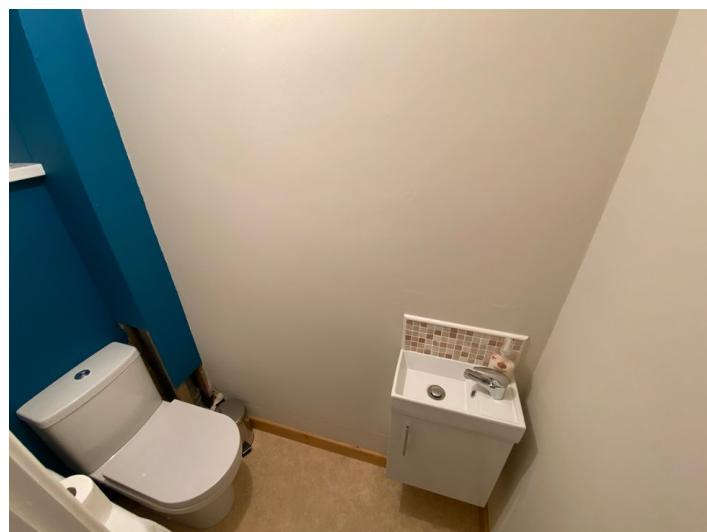
The property provides a great opportunity for 1st Time Buyers or for Family Occupiers, is ready to move straight into, and currently consists of the following:-

## RECEPTION HALL

Having access via a UPVC wood effect front entrance door, staircase to the first floor accommodation, radiator.

## CLOAKROOM

Newly refurbished with low level flush w.c., wash hand basin, part tiled, extractor fan.



## LIVING ROOM

16' 5" x 10' 8" (5.00m x 3.25m). A stylish well maintained

living area with an open fireplace having a cast iron multi fuel stove with a back boiler running all domestic hot water systems, laminate flooring.



## KITCHEN

16' 4" x 9' 5" (4.98m x 2.87m). A Shaker style fitted kitchen with wall and floor units with laminate work surfaces over, stainless steel 1 1/2 sink and drainer unit, fitted electric fan oven with 4 ring ceramic hob and extractor hood over, radiator, two windows looking over the garden area.



## UTILITY ROOM/BOOT ROOM

8' 0" x 7' 2" (2.44m x 2.18m). Recently built, with rear entrance door, part vaulted ceiling, plumbing and space for automatic washing machine and tumble dryer.



## FIRST FLOOR

### SPACIOUS LANDING

Having access via a staircase from the Reception Hall, built-in airing cupboard housing the hot water cylinder and electric immersion heater, separate linen cupboard.



### MODERN BATHROOM

A fully tiled suite comprising of a pea shaped panelled bath with Triton electric shower over, low level flush w.c., vanity unit with integrated wash hand basin, extractor fan.



### REAR BEDROOM 1

13' 2" x 9' 5" (4.01m x 2.87m). With radiator, enjoying views over the rear garden and the Teifi Valley beyond.



### FRONT BEDROOM 2

13' 3" x 10' 10" (4.04m x 3.30m). With radiator.



### FRONT BEDROOM 3

12' 0" x 7' 6" (3.66m x 2.29m). With radiator, built-in wardrobe.



## EXTERNALLY

### GARDEN

The property enjoys an attractive well positioned corner plot on a select cul-de-sac of around twelve or so properties with ample communal street parking. A particular feature of this property is its attractive enclosed and private garden area, being well fenced, and providing ideal outdoor space for any Family or Couples. The garden has been laid mostly to lawn with a private patio area and enjoys a side gated entrance. The garden provides a good level of privacy and truly does set this property apart from the others.



### FRONT OF PROPERTY



### REAR OF PROPERTY



### AGENT'S COMMENTS

A highly attractive property in a sought after locality. 2 miles from Lampeter.

### COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council and has the following charges. Council Tax Band: 'C'.

### Tenure

The property is presumed to be Freehold.

### Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, solid fuel central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, good Broadband speeds available.

## Directions

From Lampeter take the A482 out of Town via Bridge Street, passing the Cooperative Supermarket and Motor World, both on your left hand side. Continue up the hill towards Cwmann, taking the first left hand turning onto the B4432 for Cellan. Proceed into the Village of Cellan, passing the Fishers Arms Public House on your right hand side. Continue through the first part of the Village and onto the second area. As you drive towards the War Memorial turn left into Bro Meillion. The property will be located on your left hand side.

**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](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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