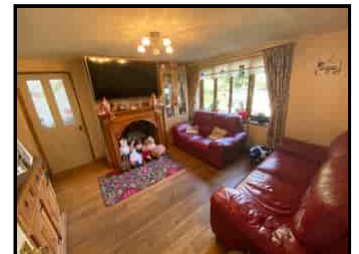


A very attractive detached dwelling house in a popular Teifi Valley village, 4 miles from the University town of Lampeter, West Wales



Or Diwedd Bro Clywedog, Llanfair Clydogau, Lampeter, Ceredigion. SA48
8LD.

£335,000

R/3820/AM

*** A very substantial, detached and most attractive family dwelling house *** Offering 5 bedrooomed accommodation *** 2 bathrooms *** Detached workshop *** Integral Garage *** Oil Fired Central Heating *** Double glazed throughout ***. Attractive gardens backing onto open fields with decking area and lawned area *** Conservatory *** Single storied extension to kitchen/dining area ***

The market town of Tregaron lies some 6 miles to the immediate North with the villages of Llangybi and Llanddewi Brefi each within 2.5 miles. The harbour town of Aberaeron on the Cardigan Bay coastline lies 11 miles distant.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk



LOCATION

Llanfair is a popular rural village, in the heart of the Teifi Valley and unspoilt countryside. It lies to the gateway of the Cambrian Mountains and just 4 miles from the University town of Lampeter.

The market town of Tregaron lies some 6 miles to the immediate North with the villages of Llangybi and Llanddewi Brefi each within 2.5 miles. The harbour town of Aberaeron on the Cardigan Bay coastline lies 11 miles distant.

A very substantial, detached and most attractive family dwelling house offering 5 bedroomed accommodation, 2 bathrooms and detached workshop. Attractive gardens backing onto open fields.

General



The property comprises of a modern contemporary style dwelling which is likely to have been constructed in around 2001. The property is of traditional cavity rendered construction under a modern slated roof. The property has the benefit of full UPVC double glazing and oil fired central heating and has recently had the benefit of a single storied extension on the Northern elevation providing a large additional living space on the ground floor.

The grounds are level with a gravel drive off the B4343 road and the grounds incorporate a useful steel framed garage workshop. The ground is level and backs onto open fields and provide a reasonable level of privacy. The property itself is comfortably appointed, providing 5 bedroomed accommodation over 2 stories which is reasonably well presented.

Entrance Porch

With entrance door to reception hall with oak laminate floor, radiator, built-in Cloak cupboard off.

Separate Cloakroom



With low level flush w.c., pedestal wash hand basin, fitted cupboards, radiator, tiled floor.

Sitting Room



11' 10" x 12' 9" (3.61m x 3.89m) with laminate floor, open fireplace with cast iron stove, pine surround and radiator.

Kitchen/Diner



23' 1" x 9' 7" (7.04m x 2.92m) with recently fitted units on eye and base level incorporating a quartz sink with 1.5 bowls, Bosch automatic integral dishwasher, microwave oven, integrated, Bosch eyelevel grill and oven, fitted wine rack, tiled floor and Bosch ceramic hob and extractor fan.

Utility Room

10' 2" x 7' 1" (3.10m x 2.16m) with half glazed rear door, tiled floor with plumbing and space for washing machine, radiator. Access to...

Integral Garage

18' 1" x 10' 5" (5.51m x 3.17m) with up and over door, oil fired central heating boiler.

Rear Conservatory

14' 9" x 11' 9" (4.50m x 3.58m) with French doors to exterior. UPVC double glazed windows and roof and tiled floor.

Dining Room/Living Room



20' 3" x 12' 11" (6.17m x 3.94m) with vaulted ceiling, double glazed patio doors to exterior. This room was completed in March 2022. Two radiators.

FIRST FLOOR

Bedroom 1

9' 6" x 8' 2" (2.90m x 2.49m) with radiator.

Bedroom 2



11' 10" x 10' 1" (3.45m x 3.15m) with radiator.

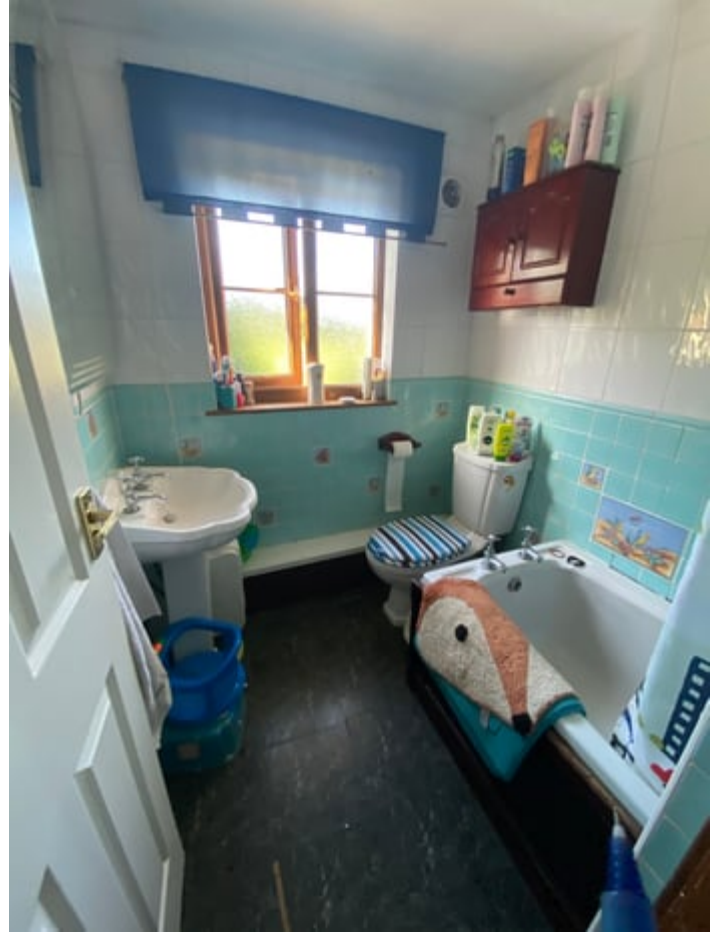
Bedroom 3

11' 4" x 10' 4" (3.45m x 3.15m) with radiator.

Bedroom 4

13' 4" x 6' 8" (4.06m x 2.03m) with radiator.

Family Bathroom



With low level flush w.c., pedestal wash hand basin, panelled bath with electric shower over, radiator.

Principal Bedroom 5



25' 3" x 10' 9" (7.70m x 3.28m) with built-in airing cupboard with copper cylinder and immersion heater and a range of fitted wardrobes. En-suite shower room off with low level flush w.c., pedestal wash hand basin, tiled shower cubicle.

Externally



The property is approached via short, gated driveway with a gravelled entry drive parking area and turning space to the fore. This includes hedges to sides and rear which adjoins open farmland. There are residential properties to either side. The rear grounds comprise of a gravelled area and has the following:-

Detached Workshop

Approximately measuring 20' x 12'

Raised Decking Patio Area

This is located to the immediate rear of the conservatory in the rear garden space.

The grounds are reasonably sized and relatively well maintained.

The Grounds

The grounds are reasonably sized and relatively well maintained.

Front of Property



Rear of Property



Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax Band

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

Agents Comments

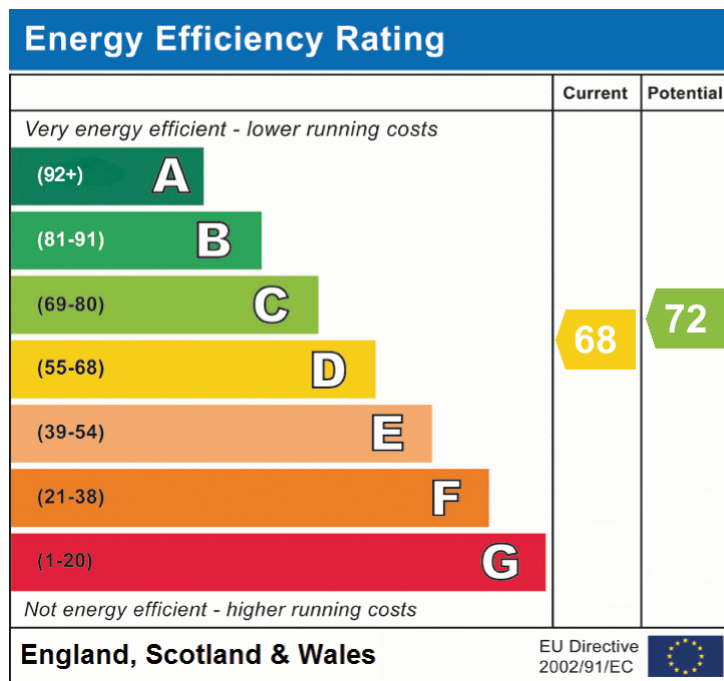
A beautifully presented, modern contemporary style 5 bed roomed family home, in a sought after location with easy reach of local amenities.

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.

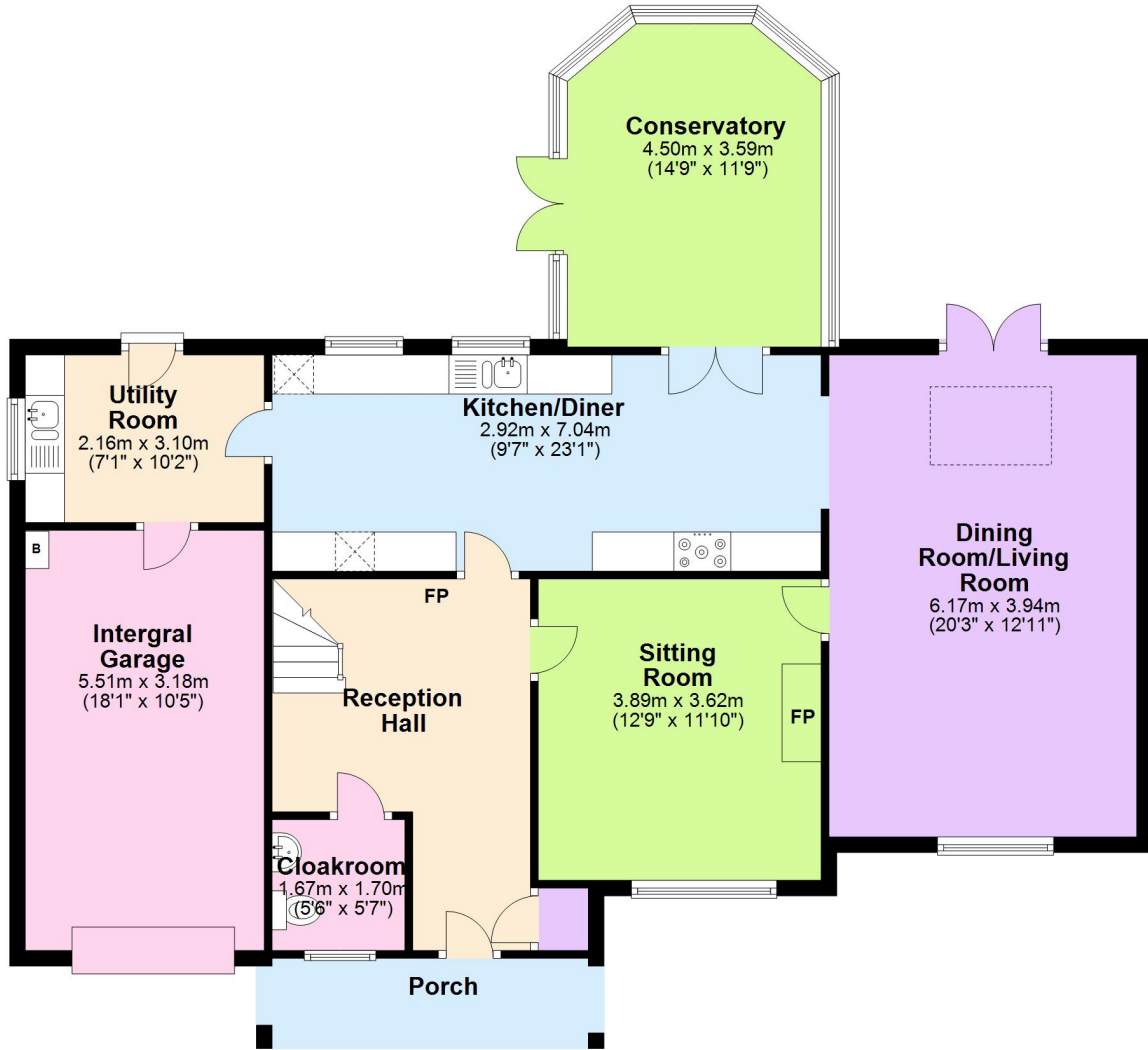
Services

We are informed by the vendors that the property is connected to mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.



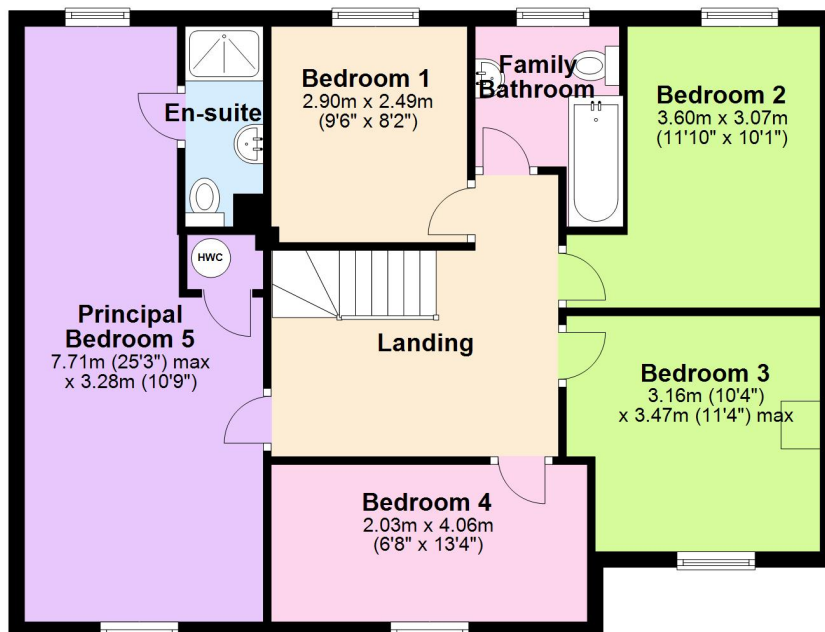
Ground Floor

Approx. 110.0 sq. metres (1183.8 sq. feet)



First Floor

Approx. 74.8 sq. metres (805.5 sq. feet)



Total area: approx. 184.8 sq. metres (1989.3 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Or Diwedd, Bro Clywedog, Llanfair Clydogau, LAMPETER



Directions

From Lampeter take the B4343 via Cwmann towards Llanddewi Brefi towards Tregaron via Cellan. Continue through the village continuing to Llanfair Clydogau and once going over the hump back bridge, the property will be found on the left hand side (3rd property). opposite Bro Clywedog.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(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 beautiful property, contact us:

Lampeter
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623
 E: lampeter@morgananddavies.co.uk
<http://www.morgananddavies.co.uk>



Regulated by
RICS[®]