

*A desirable and attractive country bungalow in a beautiful location overlooking the Teifi Valley.  
Cellan, West Wales*



Chandos, Cellan, Lampeter, Ceredigion. SA48 8HU.

**£280,000**

**REF: R/3530/LD**

\*\*\* An attractive and refurbished detached country bungalow \*\*\* 3 double bed roomed spacious accommodation \*\*\* With oil fired central heating and double glazing \*\*\* Modern recently fitted kitchen and bathroom \*\*\* In a sought after residential locality within the popular Village of Cellan

\*\*\* Detached garage \*\*\* Tarmacadamed driveway with ample parking and good access \*\*\* Breath taking views to the rear over the renowned Teifi Valley \*\*\* Attractive level lawned garden area to the front and rear with a range of ornamental shrubbery and trees \*\*\* Large private paved patio sun terrace with an amazing vista point

\*\*\* Enjoying a stunning backdrop - With panoramic views \*\*\* Conveniently location - Centre of Village \*\*\* 1 mile from Lampeter, West Wales \*\*\* This calibre of property won't be on the market for long \*\*\* Viewing recommended



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## LOCATION

Located within the popular rural Village of Cellan, in the heart of the Teifi Valley countryside, just 1 mile from the popular University Town of Lampeter. The Village of Cellan has a thriving rural Community with Community Hall and is located on a regular Bus route off the B4343 roadway. Lampeter lies 12 miles inland from the Ceredigion Heritage Coastline at Aberaeron and 20 miles North from the Administrative Centre of Carmarthen.

## GENERAL DESCRIPTION

Chandos is a highly desirable and pleasantly positioned country bungalow located in the sought after Village of Cellan that lies conveniently 1 mile from the University Town of Lampeter.

The property has undergone refurbishment in recent times and now offers a spacious and modern country bungalow with a recently fitted kitchen and bathroom suite. It benefits from 3 double bed roomed accommodation, oil fired central heating and UPVC double glazing.

A particular feature of the property is its sizeable plot with a fantastic backdrop over the Teifi Valley.

A property of this calibre does not come to the market often and will attract a lot of interest. It suits a range of Buyers and currently consists of the following.

## THE ACCOMMODATION

### FRONT PORCH

With front entrance door.

## RECEPTION HALL

With radiator.



### BEDROOM 1

11' 6" x 9' 3" (3.51m x 2.82m). With radiator.



### BEDROOM 2

11' 6" x 9' 5" (3.51m x 2.87m). With radiator.



## INNER HALLWAY

With large sliding door storage cupboard.



## OPEN PLAN KITCHEN/DINER



## OPEN PLAN KITCHEN/DINER (SECOND IMAGE)



## DINING AREA

13' 4" x 12' 4" (4.06m x 3.76m). With radiator, picture window overlooking the rear garden and the Teifi Valley.



## KITCHEN

11' 4" x 10' 4" (3.45m x 3.15m). A modern Shaker style fitted kitchen with a range of quality kitchen units having extensive storage units at base and wall level, large electric/gas cooker stove, stainless steel sink and drainer unit, plumbing for automatic washing machine, laminate click flooring, half glazed side entrance door.



## LIVING ROOM

23' 4" x 12' 2" (7.11m x 3.71m). Perfectly sized Family room with 12ft sliding patio doors that open onto the patio area, two radiators, feature fireplace with inset electric fire (not tested).



**LIVING ROOM (SECOND IMAGE)****SHOWER ROOM**

8' 11" x 8' 3" (2.72m x 2.51m). A fully tiled modern suite with a corner shower cubicle with a Mira electric shower, vanity unit with wash hand basin, low level flush w.c., radiator, extractor fan.

**BEDROOM 3**

11' 5" x 11' 4" (3.48m x 3.45m). With radiator.

**BEDROOM 3 (SECOND IMAGE)****EXTERNALLY****DETACHED GARAGE**

16' 0" x 9' 0" (4.88m x 2.74m). Accessed via an up and over door, concrete flooring, oil fired central heating boiler running all domestic systems within the bungalow, newly fitted UPVC oil tank.

**GARDEN**

A particular feature of this most charming country bungalow is its generous and spacious plot boasting gardens to the front and rear.

To the front lies a level lawned garden area with mature evergreen boundary along with a good range of ornamental plants and shrubbery.

To the rear lies the true beauty of the property with a level garden area laid mostly to lawn with a large patio sun terrace enjoying the most fantastic uninterrupted backdrop over the River Teifi and of course the Teifi Valley.



**FRONT GARDEN****FRONT GARDEN (SECOND IMAGE)****REAR GARDEN****PARKING AND DRIVEWAY**

A large tarmacadamed driveway lies to the front with ample parking, good access to the property and garage.

**VIEW FROM PROPERTY****AGENTS COMMENTS**

A highly desirable property, recently being refurbished, and deserving early viewing.

**TENURE AND POSSESSION**

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

**COUNCIL TAX**

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

## **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, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

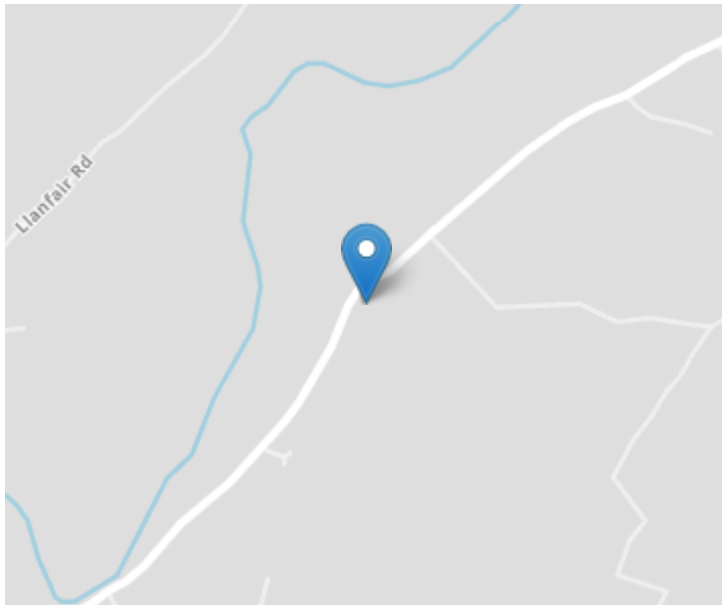
### Directions

From Lampeter proceed along the B4343 road from Cwmann towards Cellan. On entering the Village of Cellan the property will be located 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also 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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	58	
(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 beautiful property, contact us:

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