

*A pleasantly positioned and desirable 3 bedroomed bungalow enjoying a corner plot. Cellan, 1 mile from Lampeter, West Wales*



**Rhandir, Gerynant, Cellan, Lampeter, Ceredigion. SA48 8HU.**

**£349,000**

**REF: R/4571/LD**

\*\*\* No onward chain \*\*\* Pleasantly positioned and highly sought after detached bungalow \*\*\* 3 bedroomed, 2 bathroomed accommodation \*\*\* Generous corner plot being private and not overlooked \*\*\* Benefiting from oil fired central heating, UPVC double glazing and good Broadband connectivity \*\*\* Large Family living room with separate dining room

\*\*\* Tarmacadamed driveway with ample parking \*\*\* Integral garage with rear utility room \*\*\* Sought after locality

\*\*\* Enjoy Village life yet being only 1 mile from the University Town of Lampeter offering a good range of local facilities and amenities \*\*\* The property suits Family accommodation or for retirement purposes \*\*\* A property of this calibre won't be on the market for long - Contact us today to view



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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

The property comprises of a pleasantly positioned and desirable bungalow set on a corner site within a popular cul-de-sac of just five similar properties. The property was built in the mid 1980's of traditional cavity construction under a concrete tiled roof and provides Family proportioned 3 bedroomed accommodation benefitting from oil fired central heating and double glazing.

The property is set off an adopted Local Authority maintained cul-de-sac with a tarmacadamed surface and entry for vehicles with double parking space and drive, attractive enclosed lawns with a good level of privacy and a pleasant rear garden overlooking open fields towards a farm at the rear with a small brook intersecting.

A desirable property in a popular location within close proximity to Lampeter.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### FRONT ENTRANCE HALL

Accessed via as UPVC front entrance door, quarry tiled flooring.

### RECEPTION HALL

With radiator, cloak cupboard.



### FRONT BEDROOM 3

9' 9" x 9' 4" (2.97m x 2.84m). With radiator, built-in wardrobes.



### REAR BEDROOM 2

10' 0" x 9' 4" (3.05m x 2.84m). With built-in double wardrobes, radiator.



### REAR BEDROOM 1

10' 9" x 10' 4" (3.28m x 3.15m). With built-in double wardrobes, radiator.





## EN-SUITE TO BEDROOM 1

Having a fully tiled suite comprising of a corner shower cubicle, low level flush w.c., pedestal wash hand basin, shaver light and point, radiator.



## INNER HALLWAY

With access to the loft space, airing cupboard housing the hot water cylinder and immersion.



## BATHROOM

Having a fully tiled 5 piece suite comprising of panelled bath,

recently fitted corner shower cubicle, low level flush w.c., pedestal wash hand basin, shaver light and point, bidet, extractor fan, radiator.



## LIVING ROOM

23' 3" x 12' 4" (7.09m x 3.76m). With sliding patio doors opening onto the rear patio area and garden, fireplace housing an LPG Real effect fire on a slate hearth, two radiators.



## LIVING ROOM (SECOND IMAGE)





## KITCHEN

11' 8" x 10' 8" (3.56m x 3.25m). An oak fitted kitchen with a range of wall and floor units with work surfaces over and breakfast bar, 1 1/2 sink and drainer unit with mixer tap, eye level oven and grill, 4 ring gas hob, radiator, double doors opening onto the dining room.



## KITCHEN (SECOND IMAGE)



## DINING ROOM

13' 6" x 12' 1" (4.11m x 3.68m). With radiator.



## INTEGRAL GARAGE

17' 2" x 10' 5" (5.23m x 3.17m). With up and over door, electricity connected, storage loft over.



## UTILITY ROOM

10' 9" x 6' 6" (3.28m x 1.98m). With newly fitted Grant oil fired central heating boiler running all domestic system within the property, sink unit, plumbing and space for automatic washing machine, UPVC rear entrance door.



## EXTERNALLY

### GARDEN

The property enjoys a generous corner plot. It is mostly laid to level lawned areas with mature hedge and fenced boundaries. The garden surrounds the property with a range of mature shrubs and trees.

Directly to the rear of the property lies an extensive patio area offering fantastic outdoor seating and entertaining areas.

Beyond the wooden fences lies a small stream with steps leading down providing a peaceful setting.



**FRONT GARDEN**



**FRONT GARDEN (SECOND IMAGE)**



**REAR GARDEN**



**REAR GARDEN (SECOND IMAGE)**



**PATIO AREA**



**PARKING AND DRIVEWAY**

A tarmacadamed driveway with ample parking and turning space.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A highly sought after bungalow only 1 mile from the University 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 - To be confirmed.

## 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.

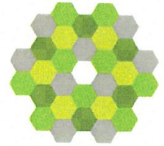
## Services

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.

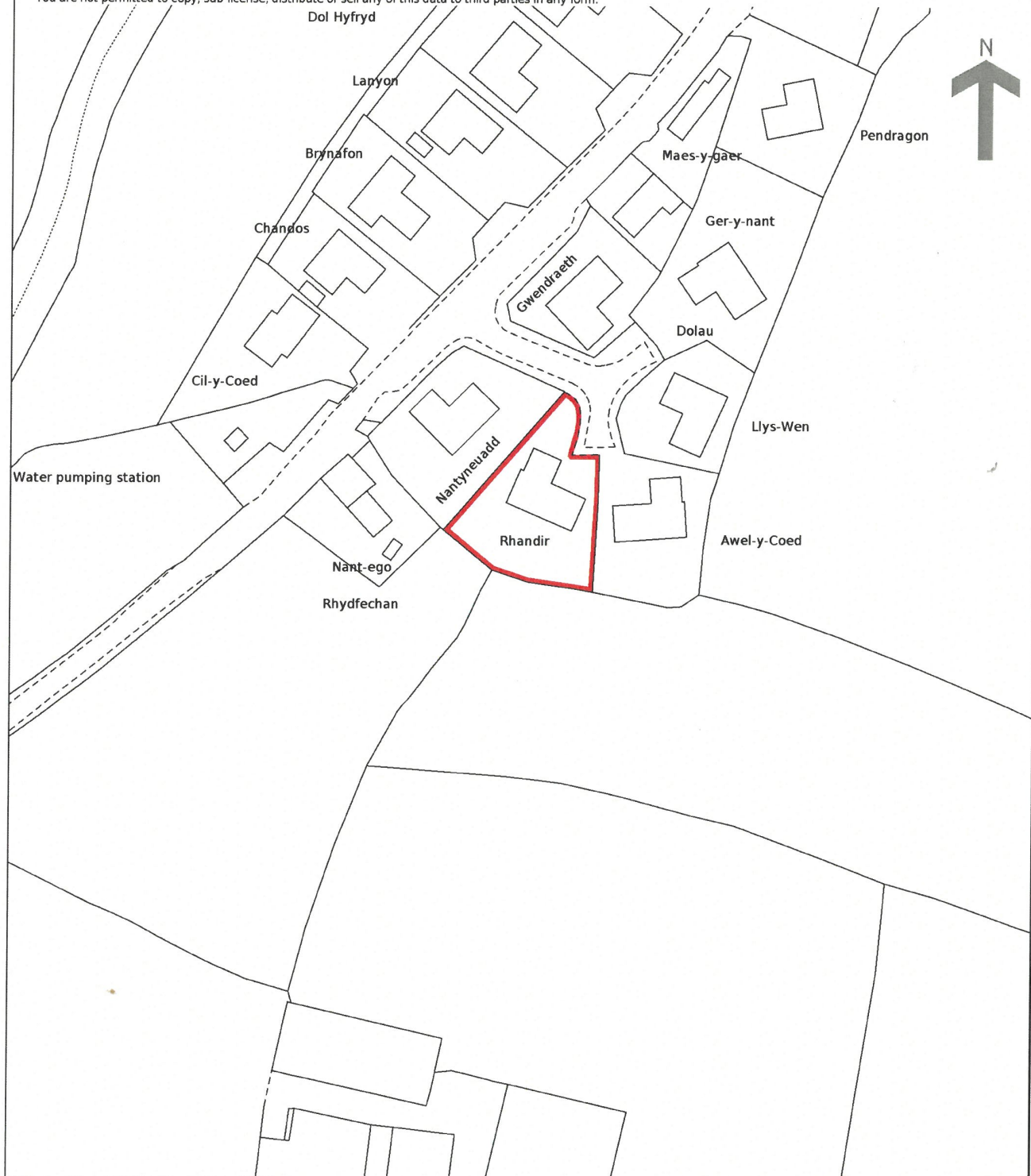


HM Land Registry  
Official copy of  
title plan

Title number **CYM709099**  
Ordnance Survey map reference **SN5948SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

## Ground Floor

Approx. 135.7 sq. metres (1461.1 sq. feet)



Total area: approx. 135.7 sq. metres (1461.1 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.  
Plan produced using PlanUp.



**Council Tax:**

N/A

**Parking Types:** None.

**Heating Sources:** Double Glazing. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** Lateral living. Level access shower.

**EPC Rating:** D (55)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

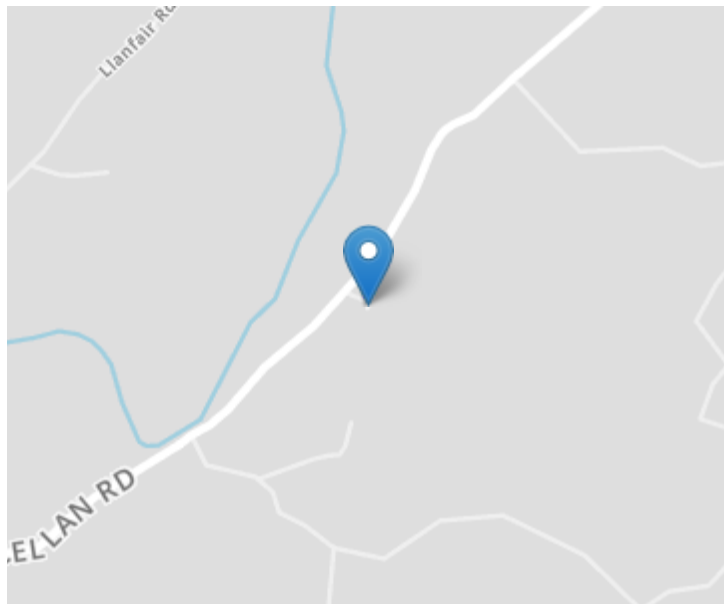
**Any risk of coastal erosion?** No

**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 Lampeter proceed along the B4343 road from Cwmann towards Cellan. On entering the Village of Cellan continue past the first bungalow on your right hand side and take the right hand turning into Gerynant cul-de-sac. Rhandir will be the first bungalow 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

**Lampeter Office**  
**12 Harford Square**  
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