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*Recently Refurbished and decorated. Highly appealing 4 bedroomed detached bungalow.
Llanwenog, West Wales*



Valley View, Brynawelon, Llanwenog, Llanybydder, Ceredigion. SA40 9UZ.

REF: R/2884/LD

£279,950

*** The name says it all *** LOCATION! LOCATION! LOCATION! *** Beautifully positioned with outstanding panoramic views *** Highly appealing 4 bedroomed detached bungalow *** Good sized family accommodation *** Recently refurbishment to a high standard *** Updated Kitchen *** New flooring and carpets throughout *** LPG boiler *** UPVC double glazing *** Broadband connection

*** Detached garage *** Tarmac driveway *** Garden shed *** Glorious gardens - fantastic range of flower and shrub borders *** Private corner plot with amazing vista points and patio areas *** Semi rural position on a sought after residential development *** Secure Garden ***

*** 2 miles from the Market Town of Llanybydder *** 5 miles from the University Town of Lampeter *** Backing onto open fields in a stunning rural location *** Elevated pleasant position within the rural Hamlet of Llanwenog

LOCATION

Well located in an elevated position on a select and quiet cul-de-sac, backing onto open fields, and having breathtaking views over the Teifi Valley. Llanwenog is a popular picturesque Hamlet, only 2 miles from the Market Town of Llanybydder providing a wide range of Village amenities, some 5 miles distant from the University and Market Town of Lampeter and within easy travelling distance to the Ceredigion Heritage Coastline.

GENERAL DESCRIPTION

Stunning views with breathtaking semi rural location. This superior 4 bedroomed detached bungalow offers extremely well presented and comfortable accommodation and benefits from recently fitted LPG fired central heating and UPVC double glazing throughout.

Valley View is situated on a select development within semi rural surroundings, being conveniently located just outside the Market Town of Llanybydder and only 5 miles from the University Town of Lampeter.

A rare opportunity to acquire a superior residence in a one off location with 180 degree panoramic views over the beautiful Teifi Valley. Ideally suiting a Family residence or for retirement purposes. The property currently consists of the following:-

ENTRANCE HALL

With access via a UPVC front entrance door with glazed side panel, radiator.



INNER HALL

With radiator, cloak cupboard with shelving.

LIVING ROOM

18' 4" x 11' 4" (5.59m x 3.45m). The Living Room is accessed via a sliding glazed door which opens onto a short flight of stairs stepping down to the Living Room, with an ornamental electric fire, sliding patio doors that open onto the front patio area with breathtaking and panoramic views over the Teifi Valley, two radiators.



VIEW FROM LIVING ROOM



DINING ROOM



10' 6" x 9' 1" (3.20m x 2.77m). Overlooking the rear patio and garden area, radiator.

KITCHEN

10' 6" x 9' 5" (3.20m x 2.87m). A newly updated kitchen with new floor and walls units with a laminated work surface, ceramic single sink and drainer unit with mixer tap, 4 ring hob with extractor hood over, double electric oven (Stoves), integrated dishwasher and fridge. The Kitchen enjoys panoramic views over the Teifi Valley.



UTILITY ROOM

10' 2" x 6' 1" (3.10m x 1.85m). With a fitted range of units with work surfaces over, stainless steel sink, plumbing and space for washing machine and tumble dryer, wall mounted Worcester LPG fired central heating system that runs all domestic systems (fitted in 2019), part glazed UPVC door opening onto the side patio area.



REAR BEDROOM 3

10' 9" x 8' 8" (3.28m x 2.64m). With views over the rear garden, radiator.



CLOAKROOM



With low level flush w.c., pedestal wash hand basin.

FAMILY BATHROOM

7' 5" x 6' 5" (2.26m x 1.96m). A pleasant fully tiled suite with a modern pedestal mounted wash hand basin, low level flush w.c., panelled bath with Triton electric shower over, radiator.



FRONT BEDROOM 1

11' 11" x 10' 0" (3.63m x 3.05m). With Bespoke fitted bedroom furniture, large South facing window enjoying views over the front garden and the Teifi Valley.



REAR BEDROOM 2

11' 9" x 10' 3" (3.58m x 3.12m). With Bespoke fitted bedroom furniture, enjoying views over the rear garden, radiator.



FRONT BEDROOM 4/OFFICE

10' 0" x 8' 0" (3.05m x 2.44m). With great views to the front, radiator, drop down ladder providing access to the boarded loft space above.



LOFT AREA

Being fully boarded and running the full length of the loft space, has light and electricity, accessed via a drop down ladder fro Bedroom 4.

EXTERNALLY

DETACHED GARAGE

18' 0" x 9' 0" (5.49m x 2.74m). With up and over door, concrete flooring, loft storage over, opening onto the driveway.



GARDEN

To the front lies an attractive and pleasant garden area with a range of flower and shrub borders providing the perfect entrance to this beautiful property with steps to either side that leads to the front entrance door and the patio area, all of which boasting fantastic country views.



REAR GARDEN

Here lies the true beauty of the property. A fantastic rear garden area, being terraced, with an amazing range of flower and shrub borders with steps and paths leading through onto various patio areas, positioned in a corner plot with great privacy, being not overlooked, and backing onto open country fields.

The garden has been a labour of love to the current Owners and is a testament to their hard work. Please be prepared to be impressed.

The residence enjoys concrete paths that surround the property providing easy access from the front to the rear.





PATIO AREA



GARDEN SHED



PARKING AND DRIVEWAY

Tarmacadamed driveway to the front of the property with steps leading to the front entrance door.

FRONT OF PROPERTY





REAR OF PROPERTY



VIEW FROM PROPERTY



AGENT'S COMMENTS

Views, views, views. Great location.

WALK THROUGH VIDEO

Walk through video available on our Website - www.morgananddavies.co.uk

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 and has the following charges. Council Tax Band: 'E'.

Services

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

Directions

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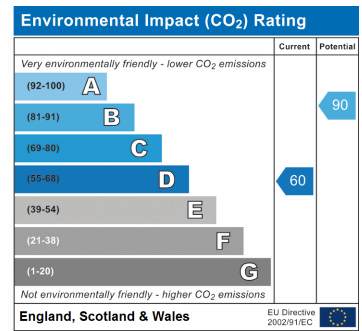
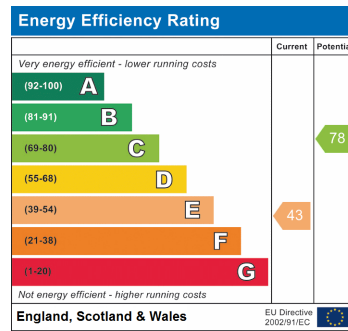
From Lampeter take the A475 Newcastle Emlyn roadway. Continue through the Villages of Llanwnnen and Drefach. On leaving the Village of Drefach continue up the hill, taking the first left hand turning signposted Llanwenog. On entering Llanwenog take the first right hand turning and the entrance to Brynawelon is on the your left hand side. Valley View will be the first property on your right.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Directions





Valley View SA40 9UZ

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