

The perfect location. A detached dormer bungalow set in extensive grounds of approximately 2.4 acres with former stable block/workshop. A sought after locality. Lampeter, West Wales



Gelli'r Glyn, Cae Dash, New Street, Lampeter, Ceredigion. SA48 7AJ.

£395,000

REF: R/4500/LD

*** No onward chain *** A highly desirable and sought after Town position *** A detached dormer bungalow offering deceptive 3 bedrooomed accommodation *** Set in extensive grounds bordering the River Teifi *** In all approximately 2.4 acres - Pasture paddock and large lawned garden areas *** Accommodation in need of general modernisation and updating *** Mains gas fired central heating, double glazing and good Broadband connectivity

*** A private tarmacadamed driveway with ample parking and turning space *** Former stable block now utilised as a workshop/store area *** Great potential with the garden currently a blank canvas

*** Positioned just off New Street - A sought after locality within the University Town of Lampeter *** Breath taking views over the River Teifi and the Valley beyond *** A must view - A country property situated in a Town environment *** Viewings are highly recommended



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LOCATION



Positioned on a select cul-de-sac located just off New Street within the University Town of Lampeter, within easy walking distance of the Town Centre and all of its amenities, such as Junior and Secondary Schooling, Supermarkets, Doctors Surgery, Public Houses, Restaurants, Dentists, Opticians and the University of Wales Trinity Saint David Campus. The property lies 12 miles inland from the Cardigan Bay Coast at Aberaeron and a 30 minute drive to the Administrative and County Town of Carmarthen providing access to the M4 Motorway and National Rail Networks.

GENERAL DESCRIPTION



A delightful and private position. Gelli'r Glyn enjoys a sought after position within the University Town of Lampeter. The property offers a detached dormer style bungalow with 3 bedroomed accommodation, although in need of general modernisation it offers a comfortable Family home.

The property sits within its own land of approximately 2.4 acres which borders the River Teifi. We must note the lower end of the garden does flood during the Winter months.

The property enjoys a private tarmacadamed driveway with ample parking and turning space and a useful workshop/former stable range.

Therefore a property that suits Family living within close proximity to all Town amenities. A country property set in a private Town position which enjoys fantastic views over the River Teifi and the Valley beyond. Viewings are highly recommended.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a recessed entrance door, staircase to the first floor accommodation with understairs storage cupboard, radiator.



RECEPTION HALL (SECOND IMAGE)



CLOAKROOM

Having a low level flush w.c., wash hand basin.

LIVING ROOM

23' 3" x 12' 5" (7.09m x 3.78m). With newly fitted patio doors opening onto the rear garden area, enclosed cast iron multi fuel stove on a slate hearth, two radiators.



LIVING ROOM (SECOND IMAGE)



DINING ROOM

12' 7" x 10' 6" (3.84m x 3.20m). With two radiators, French doors leading from the Living Room, archway through to the Kitchen.



KITCHEN

10' 6" x 10' 3" (3.20m x 3.12m). With a range of fitted wall and floor units with work surfaces over, 2 1/2 bowl sink and drainer unit, cooker space and point.



KITCHEN (SECOND IMAGE)



UTILITY ROOM

10' 3" x 6' 4" (3.12m x 1.93m). With plumbing and space for automatic washing machine, single drainer sink unit, mains gas central heating boiler running all domestic systems within the property.



FIRST FLOOR

GALLERIED LANDING

Approached via a timber staircase from the Reception Hall with access to the storage loft, built-in airing cupboard with radiator.

BEDROOM 1

15' 7" x 12' 5" (4.75m x 3.78m). With newly fitted patio doors to the balcony, two Velux roof windows, built-in wardrobes, pleasant views to the South across the River Teifi and Valley, two radiators.



BEDROOM 2

12' 7" x 10' 2" (3.84m x 3.10m). With radiator, Velux window.



BEDROOM 3

12' 8" x 10' 0" (3.86m x 3.05m). With radiator.



BATHROOM

Having a 4 piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level flush w.c., bidet, shaver light and point, radiator, Velux window.



EXTERNALLY

DETACHED TIMBER STABLE BLOCK/WORKSHOP



Currently providing:-

TACK ROOM/STORE ROOM

12' 10" x 7' 3" (3.91m x 2.21m).

STABLE 1/WOOD STORE

12' 10" x 9' 4" (3.91m x 2.84m).

LARGE WORKSHOP

21' 2" x 12' 10" (6.45m x 3.91m).

GROUNDS

A particular feature of this property is its extensive grounds which extend to approximately 2.4 ACRES. The land has been largely undeveloped and the nearest paddock could offer itself nicely as a private garden area.

The lower paddock has been known to flood during the Winter months as it borders the River Teifi and offers an idyllic location and position.

We must note there is a public footpath running through the lower paddock beside the River Teifi.

Therefore in all a country property enjoying a centre of Town environment. It offers convenience on your doorstep whilst also enjoying breath taking views.

GARDEN



LAND (FIRST IMAGE)



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



LAND (FOURTH IMAGE)



RIVER TEIFI



PARKING AND DRIVEWAY

A private tarmacadamed driveway offering ample parking and turning space.

FRONT OF PROPERTY



REAR OF PROPERTY



VIEWS FROM PROPERTY



LAMPETER TOWN



AGENT'S COMMENTS

The perfect location. A detached dormer bungalow set in extensive grounds of approximately 2.4 acres with former stable block/workshop in a sought after locality.

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 - 'D'.

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, mains gas central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.





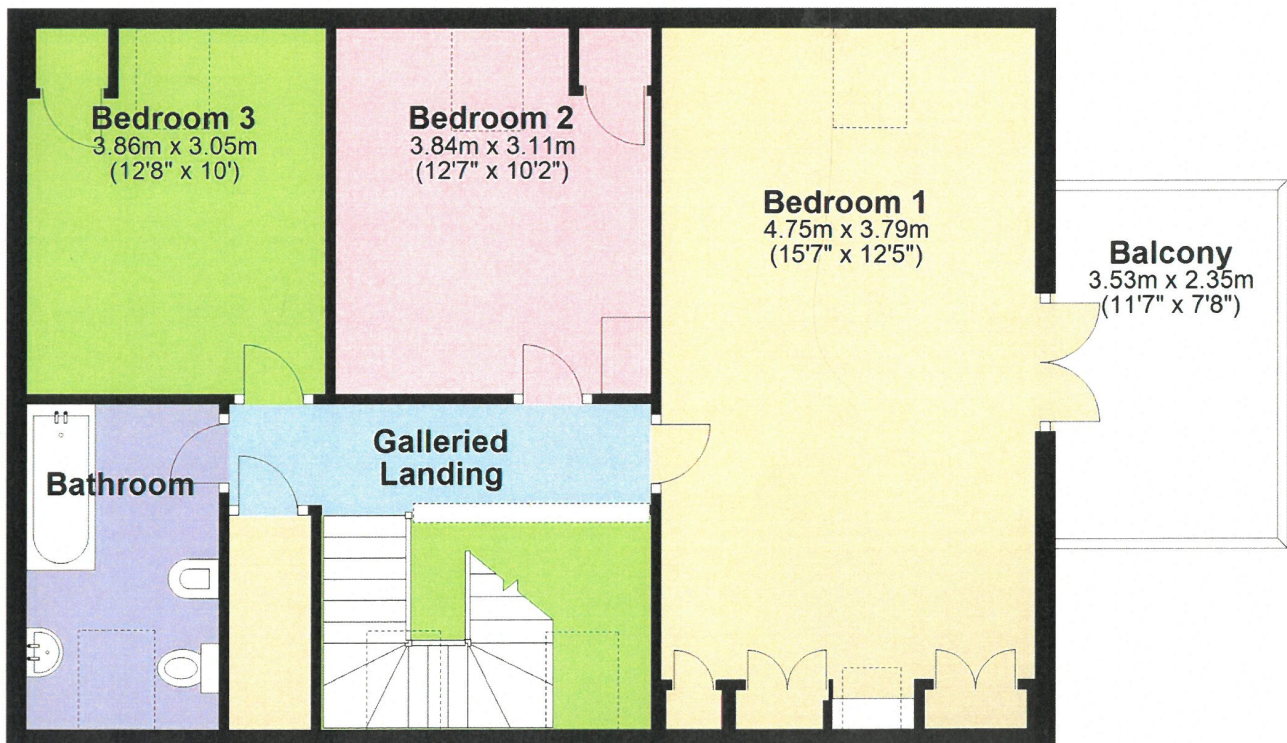
Ground Floor

Approx. 72.0 sq. metres (775.1 sq. feet)



First Floor

Approx. 72.6 sq. metres (781.6 sq. feet)



Total area: approx. 144.6 sq. metres (1556.7 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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Gellir Glyn, Cae Dash, New Street, Lampeter

Council Tax: Band D

N/A

Parking Types: Private.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: None.

EPC Rating: C (72)

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? Yes



Directions


From our Lampeter Office proceed along New Street turning right into Cae Dash. The property will be seen at the end of the cul-de-sac via its own private driveway.

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

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

To keep up to date please visit our Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

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