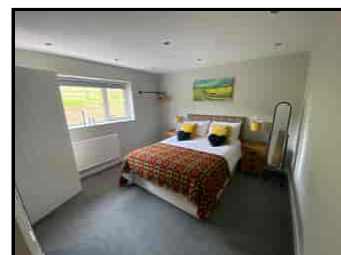


*A spacious and beautifully presented 3 bedroomed village bungalow finished to a high standard set in approx 0.9 of an acre in the village of Cribyn, near Lampeter, West Wales*



**Haulfryn, Cribyn, Lampeter, Ceredigion. SA48 7NB.**

**£398,500**

**R/3634/AM**

\*\*\* No onward chain \*\*\* Highly appealing detached bungalow \*\*\* stylish and modern 3 bedroomed and 2 bathroom accommodation \*\*\* Located in a peaceful rural village \*\*\* Convenient position - Between Lampeter and Aberaeron \*\*\*

\*\*\* Ready to move into \*\*\* Could provide the perfect Family home or for retirement living \*\*\* Large and open garden area to the front and side of the property with patio area overlooking the Teifi valley \*\*\* Paddock to the rear of the property \*\*\* A large plot in all coming to approx 0.9 of an acre \*\*\*

\*\*\* LPG gas central heating \*\*\* UPVC double glazing throughout \*\*\* Mains Drainage \*\*\* Mains Electricity \*\*\* Mains Water \*\*\*

\*\*\* Currently being used as a successful Holiday let \*\*\* Optional available furnished by separate negotiation \*\*\*



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## Location

Cribyn is located on the B4337 road between Temple Bar and Llanwnnen and is set amongst the delightful countryside, just 5 miles from the University Town of Lampeter and 7 miles from the Georgian Coastal and Harbour Town of Aberaeron and the renowned Cardigan Bay Coast. For everyday conveniences Felinfach and Llanwnnen are both within a 5 minute drive.

## General Description

The placing of Haulfryn on the open market give the opportunity for potential buyers to move into a beautifully and well kept detached village bungalow with far reaching and peaceful country views of the Teifi valley. The property being set within 0.9 of an acre offers a perfect family home with extensive lawned garden to the front, a private patio area to the side and a paddock to the rear. Internally it has been presented to a very high standard with no expense spared.

The property also benefits from having a detached garage and set above the council maintained highway.

The property in particular offers the following:



## Reception Hall



Entrance via front UPVC entry door to a spacious hall with radiator.

## Living Room

19' 2" x 11' 2" (5.84m x 3.40m) With a large double glazing window to the front of the property providing views of the Teifi valley. Large French doors opening up into the patio area. Electric wall mounted fireplace. Inset lights and radiator.



## Kitchen/Diner

20' 8" x 11' 1" (6.30m x 3.38m) A modern and stylish fitted kitchen with a range of wall and floor units with worktop top surfaces over. 1 and a half stainless steel sink with drainer unit mixer tap, 4 ring electric hob with grill and over underneath and extractor hood over. Plumbing and space for a large American style fridge/freezer and a SMEG dishwasher under the worktop.

Breakfast bar leading to the dining area, with space for a large dining table.

2 large windows overlooking the Teifi View. Two radiators.





### Side Hallway

5' 2" x 6' 9" (1.57m x 2.06m) With a half glazed UPVC side entry door. Radiator.

### Utility Room

7' 0" x 5' 4" (2.13m x 1.63m) With fitted wall and floor units and worktop over. Stainless steel sink with drainer unit. Plumbing and space for both an automatic washing machine and tumble dryer. Fitted Worcester oil fired combi boiler.



### Bedroom 1

15' 10" x 11' 9" (4.83m x 3.58m) With a window overlooking the rear of the property and the paddock. Radiator and inset lighting.



### En-suite Shower Room

A stylish fully tiles suite with a shower cubicle, low level flush W.C., Vanity wash hand basin and a heated towel rail.



## Family Bathroom



8' 10" x 7' 2" (2.69m x 2.18m) A fully tiled suite with a large walk in shower cubicle, low level flush W.C., vanity unit and a radiator.

## Bedroom 2

12' 0" x 8' 9" (3.66m x 2.67m) With radiator and inset lighting.



## Bedroom 3

11' 8" x 9' 7" (3.56m x 2.92m) With radiator and in set lighting. Window overlooking the private patio area.



## Externally

## Rear of the Property



## Detached Garage

20' 0" x 18' 9" (6.10m x 5.71m) Of block construction under a cladded roof. Large roller shutter door with a separate half glazed UPVC side entry door to a laundry room including a stainless stell sink with mixer tap. Plumbing for an automatic dishwasher.







### Driveway and Parking

The property benefits from having good access to the property from a council maintained highway and a tarmac driveway leading to a gravel parking area to the front of the property with ample parking.



### Garden

The property benefits from having extensive gardens along with a paddock to the rear leading to the plot as a whole approx 0.9 of an acre. A large and private patio area directly accessed from the French doors from the living room and

enjoying long breath-taking views of the Teifi Valley.





## Paddock



A good size paddock which is to the rear and side of the property. This offers a wide range of opportunities such as extend the garden or to be used as a pony paddock.

A property with fantastic family capabilities or for retirement living.

### Agent's Note

Purchasers are requested to note that the vendors will covenant the property with a clawback provision for a period



of 20 years based on 20% of the increase in value for alternative development if consent is obtained for commercial or residential use.

The prospective purchasers will have the opportunity to acquire Haulfryn furnished via separate negotiation.

Please apply to the sole selling agents for further details.

### Tenure and Possession

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

### 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

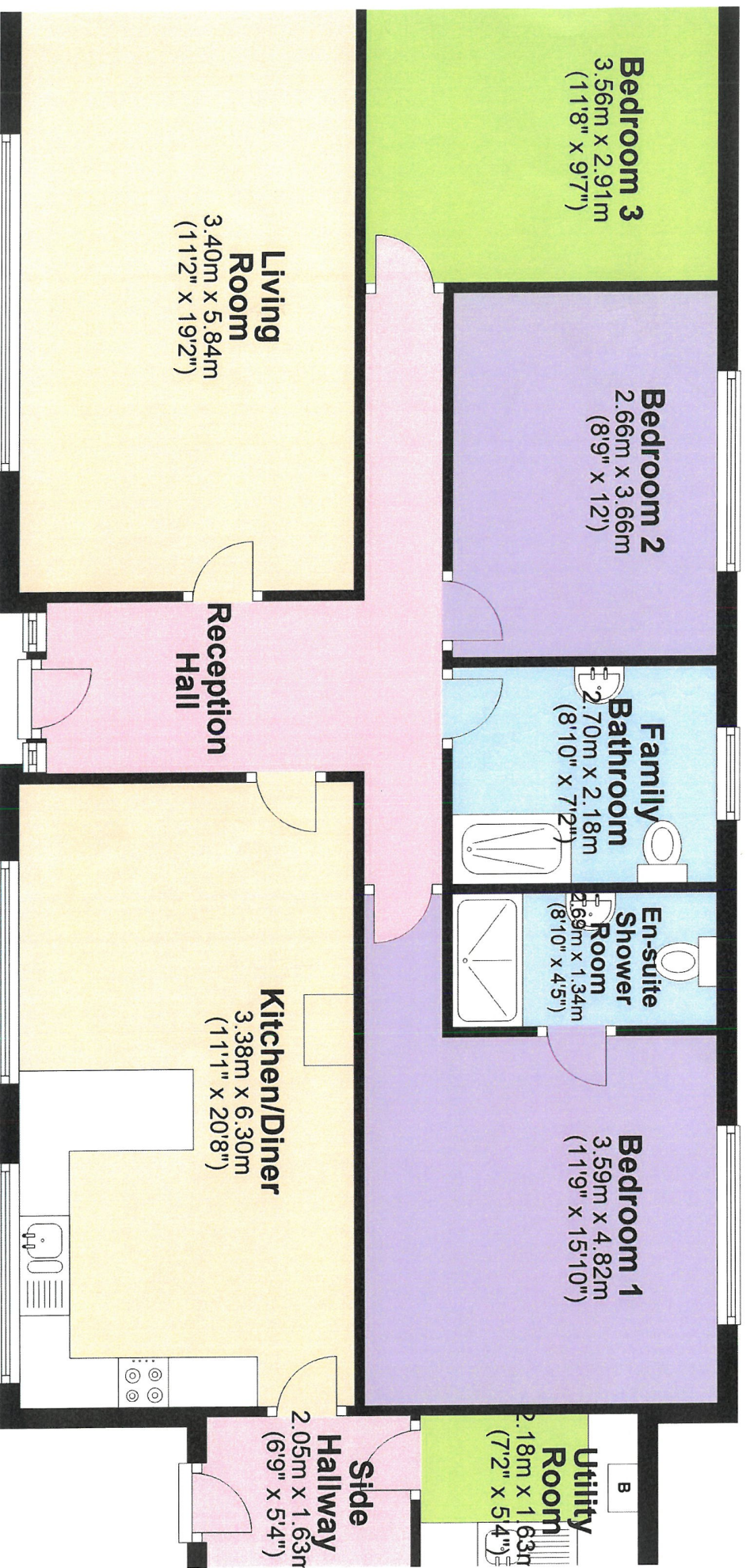
We are informed by the current vendor that the property benefits from mains water, mains electricity and mains drainage. LPG gas central heating. UPVC double glazing throughout.



*For Identification Purposes Only*



## Ground Floor



Total area: approx. 93.2 sq. metres (1003.5 sq. feet)

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



## Directions

From Lampeter take the A475 Newcastle Emlyn road.  
Continue to the first Village of Llanwnnen. At the  
roundabout turn right onto the B4337 signposted to Cribyn.  
Continue to the Village centre of Cribyn and the property will  
be seen on your right hand side opposite the bus stop.

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  
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news and 'Chat to Us'.

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Instagram Pages



## 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>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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