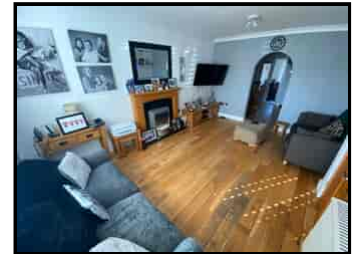


*An impressive 5 bedroomed, 3 bathroomed Family home with large lawned rear garden. Cribyn, near Lampeter, West Wales*



4 Cwrt Maesmynach, Cribyn, Lampeter, Ceredigion. SA48 7AD.

**£249,950**

**REF: R/3965/LD**

\*\*\* Impressive 5 bedroomed, 3 bathroomed semi detached house \*\*\* Ideal home for the whole Family \*\*\* Modern well presented and appointed \*\*\* Sizeable and generous plot with large lawned rear garden \*\*\* Tarmacadamed driveway with parking for up to four vehicles \*\*\* Stylish bathroom suite and well equipped kitchen \*\*\* \*\*\* Electric heating, UPVC double glazing and good Broadband speeds available

\*\*\* Popular sought after residential cul-de-sac - Outskirts of Cribyn \*\*\* Possible annexe or home office \*\*\* Useful and versatile outhouses with workshop, gym and garden store \*\*\* Enclosed well fenced garden with side gated access

\*\*\* Delightful semi rural position with Junior and Secondary Schools nearby \*\*\* Lampeter lying within 5 miles and the Cardigan Bay Coast at Aberaeron at 10 miles



LAMPETER  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



ABERAERON  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



CARMARTHEN  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## LOCATION

Conveniently positioned within a popular cul-de-sac development on the fringes of the rural Village Community of Cribyn, which lies within a 10 minute drive from the Teifi Valley University Town of Lampeter, with its wide range of Shopping and Schooling facilities, only a 15 minute drive from the Cardigan Bay Coast and the Georgina Harbour Town of Aberaeron.

## GENERAL DESCRIPTION

New instruction. Here we have on offer a deceptive well appointed 5 bedroomed Family home offering modern accommodation along with ample living areas as well as 3 modern bathrooms. The property enjoys a corner plot with a sizeable rear garden laid mostly to lawn with a large patio and decking area. In all providing a superb Family home in a sought after semi rural position. The property currently offers the following:-

## RECEPTION HALL

With access via a UPVC front entrance door, electric wall heater, staircase to the first floor accommodation.



## CLOAKROOM

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



## LIVING ROOM

15' 8" x 10' 5" (4.78m x 3.17m). With oak flooring, feature oak mantle fireplace with electric fire inset, T.V. and telephone points, Bespoke and high end window shutters.



## KITCHEN

18' 2" x 10' 0" (5.54m x 3.05m). With a light oak fitted kitchen with wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, Stoves LPG/electric cooker stove with 7 ring LPG hob, two electric ovens, one grill and warming plate, plumbing and space for automatic dishwasher, oak flooring.



**KITCHEN (SECOND ANGLE)**



## SUN ROOM

10' 2" x 8' 8" (3.10m x 2.64m). With patio doors opening onto the large patio area, two Velux roof windows, tiled flooring, T.V. point.

## FIRST FLOOR

### GALLERIED LANDING

With access to loft space.

## PRINCIPAL FRONT BEDROOM 1

14' 3" x 12' 4" (4.34m x 3.76m). With Bespoke and high end window shutters, electric wall heater, built-in cupboard.



### EN-SUITE TO PRINCIPAL BEDROOM

With a modern stylish suite with walk-in shower cubicle, low level flush w.c., pedestal wash hand basin, extractor fan, chrome heated towel rail.



## FAMILY BATHROOM

Recently refurbished with a panelled bath with shower over, low level flush w.c., pedestal wash hand basin with a mirrored light, chrome heated towel rail, extractor fan.



## REAR BEDROOM 2

12' 6" x 10' 4" (3.81m x 3.15m).



## FRONT BEDROOM 3

13' 3" x 8' 4" (4.04m x 2.54m).



## FRONT BEDROOM 4

9' 9" x 9' 4" (2.97m x 2.84m). With over the stairs cupboard, T.V. point.



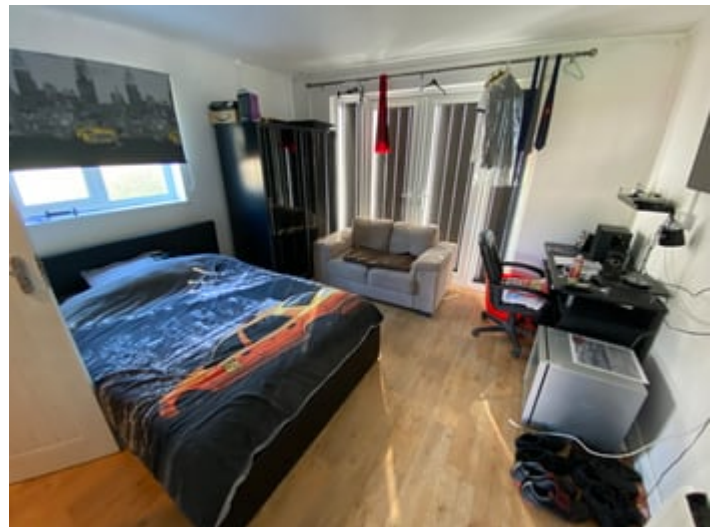
## POSSIBLE ANNEXE

### UTILITY ROOM

12' 3" x 4' 3" (3.73m x 1.30m). With fitted floor cupboards with stainless steel sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, rear entrance door.

### BEDROOM 5/POSSIBLE ANNEXE/HOME OFFICE

15' 4" x 12' 5" (4.67m x 3.78m). With patio doors opening onto the front of the property, T.V. point.



## EN-SUITE TO BEDROOM 5

A modern contemporary style suite with low level flush w.c., shower cubicle, pedestal wash hand basin, extractor fan.



## EXTERNALLY

### FORMER PLAY HOUSE

8' 0" x 10' 0" (2.44m x 3.05m).

### GARDEN STORE/GYM

12' 0" x 8' 0" (3.66m x 2.44m). With electricity connected.

### WORKSHOP

12' 0" x 8' 0" (3.66m x 2.44m). With a fitted work bench, electricity connected.

## OUTBUILDINGS



## GARDEN

A particular feature of this delightful and impressive Family home is that it is located on a sizeable corner plot. The garden is extensive and is laid mostly to level lawn with a large patio and flower borders, all of which being enclosed and well fenced, and perfectly suiting Family living. The garden also enjoys the benefit of a side gated access point.



## GARDEN (SECOND ANGLE)



## PATIO AREA



**FRONT OF PROPERTY****REAR OF PROPERTY****PARKING AND DRIVEWAY**

Tarmacadamed driveway located to the front of the property for parking up to four vehicles.

**AGENT'S COMMENTS**

An impressive and substantial 5 bedroomed Family home. A must see.

**PLEASE NOTE**

The photographs were taken in Summer 2021. Updated photographs will be uploaded in the coming weeks.

**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 is 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, UPVC double glazing, telephone subject to B.T. transfer regulations, good Broadband speeds available.

## Directions

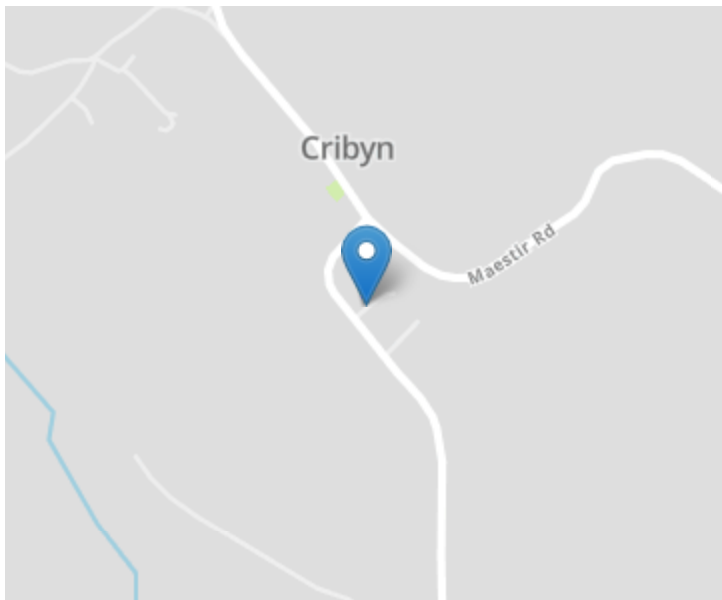
Travelling on the main A482 road from Lampeter towards Aberaeron, at the crossroads in Temple Bar turn left onto the B4337 Cribyn road. Follow this road into the Village of Cribyn. Drive through the centre of the Village until you will come to a sharp right hand bend which then sweeps around to the left. A little further on you will see the entrance to Cwrt Maesmynach on the left hand side. Drive into the cul-de-sac and take the first right and the property will be located in front of you.


**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)

Virtual Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

All our properties are also available to view 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'.

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



| Energy Efficiency Rating                           |          | Current   | Potential   |
|--|----------|-----------|---|
| <i>Very energy efficient - lower running costs</i> |          |           |   |
| (92+)  | <b>A</b> |           |   |
| (81-91)  | <b>B</b> |           | <b>83</b>   |
| (69-80)  | <b>C</b> |           |   |
| (55-68)  | <b>D</b> | <b>60</b> |   |
| (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 property please contact :

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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