

*Breath-taking location, with a 4 bedroomed detached bungalow with landscaped gardens, garage and ample parking, Lampeter, West Wales*



**Ystlys Y Coed, Forest Road, Lampeter, Ceredigion. SA48 8AN.**

**£368,000**

**R/3974/LD**

\*\*\* NO ONWARD CHAIN \*\*\* Breath-taking views over Lampeter town and the surrounding Teifi Valley \*\*\* A substantial and deceptive 4 bedroomed detached bungalow \*\*\* Traditional kitchen and bathrooms \*\*\* Lower ground integral garage with ample parking on a block Pavia effect concreted driveway \*\*\* Comfortable accommodation with 3 reception rooms \*\*\* Elevated positioned on Forest Road, one of Lampeter's sought after residential districts \*\*\* Well kept landscaped gardens with newly created gravel patio area - a fine vista point \*\*\* Short walk to Lampeter town centre and a short proximity to the coastal town of Aberaeron and the Cardigan Bay \*\*\* LPG central heating and UPVC double glazing \*\*\* A rare opportunity to acquire an edge of town property \*\*\* Don't miss out! - Contact us today \*\*\*

\*\*\* Located on the edge of Lampeter town centre, 10 miles inland from the Cardigan Bay coast at Aberaeron, 20 or so miles north of the County town of Carmarthen where there is access to the M4 motorway and national rail networks \*\*\*



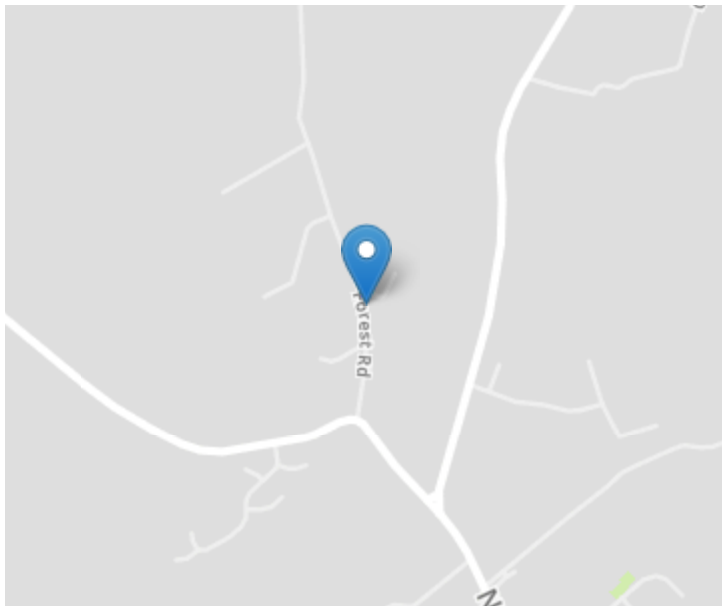
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## FRONT PORCH



Accessed via UPVC front entrance door.

## LOCATION

The property lies on the outskirts of the University town of Lampeter in one of the town's more sought after districts. 10 miles inland from the Cardigan Bay coastline at Aberaeron, 20 or so miles north of the County town of Carmarthen being within easy reach of Swansea and South Wales, where there is access to the M4 motorway and national rail networks.

## GENERAL

A sought after detached bungalow enjoying elevated position with far reaching views over the town of Lampeter and the surrounding Teifi Valley. Ystlys Y Coed is a 4 bedroomed bungalow offering comfortable accommodation with lower ground accessed garage, ample parking, landscaped grounds with delightful patio, all of which located on the edge of Lampeter and within easy walking distance to the town centre amenities.

The property currently offers the following accommodation:-

## RECEPTION HALLWAY



## SITTING ROOM



20' 5" x 17' 7" (6.22m x 5.36m) with two patio doors opening onto either side of the front gardens and enjoying fantastic views over the town of Lampeter. Radiator. Laminate flooring.

**LIVING ROOM**

17' 9" x 12' 9" (5.41m x 3.89m) with Oak fireplace incorporating multifuel stove. Radiator. Patio doors opening onto front garden area with stunning views over the town of Lampeter and Teifi Valley.

**BEDROOM 4**

10' 3" x 9' 3" (3.12m x 2.82m) with radiator. Built in wardrobes.

**BEDROOM 4 - ENSUITE / WET ROOM**

With walk in wet room facility. Low level flush w.c., pedestal wash hand basin, extractor fan. Shaver point and light.

**DINING ROOM**

11' 7" x 9' 9" (3.53m x 2.97m) with radiator. Laminate flooring and archway through to the kitchen.

## KITCHEN



18' 3" x 10' 8" (5.56m x 3.25m) with traditional fitting kitchen, range of wall and floor units with worksurfaces over. 1.5 bowl sink and drainer unit. Gas cooker point and space. Space for upright fridge/freezer. Laminate flooring.

## PANTRY

9' 2" x 4' 4" (2.79m x 1.32m)

## UTILITY ROOM

6' 6" x 6' 4" (1.98m x 1.93m) of UPVC construction with rear entrance door. 1.5 sink and drainer unit and space for automatic washing machine.

## LINEN CUPBOARD

## INNER HALLWAY

With cloakroom with low level flush w.c., pedestal wash hand basin. Heated towel rail.

## BATHROOM



3 piece suite comprising panelled bath with shower over, low level flush w.c, pedestal wash hand basin. Radiator.

## FRONT BEDROOM 1



12' 6" x 10' 1" (3.81m x 3.07m) with 2 built in wardrobes and radiator.

## FRONT BEDROOM 2



17' 6" x 9' 7" (5.33m x 2.92m) with radiator. Views over Lampeter and the Teifi Valley. Built in wardrobes.

**REAR BEDROOM 3**

10' 8" x 8' 3" (3.25m x 2.51m) with built in wardrobes. Laminate flooring .Radiator. Housing for 'Vaillant' combi LPG gas fired boiler.

**LOWER GROUND GARAGE**

20' 1" x 11' 4" (6.12m x 3.45m) with electric up and over door.

**EXTERNALLY****GARDEN**

The property is delightfully positioned and enjoys a delightful and elevated position with well kept landscaped grounds with various lawned areas, patio and recently created gravelled decking area with fine vista point over the town of Lampeter.

To the side of the property lies an extensive patio with steps leading on to the former glass house site, which could offer itself nicely as a possible position for a garden studio/summer house. The property enjoys a private position being not overlooked and having a private hedge and boundary.

**POND**



**PLOT FOR HOME OFFICE/SUMMER HOUSE**



**PATIO AREA**



**PARKING AND DRIVEWAY**



A gated block Pavia style concreted drive leading up to a generous parking area.

**VIEWS FROM PROPERTY**



**REAR OF PROPERTY**



## FRONT OF PROPERTY



### AGENT'S COMMENTS

A most delightful property in this sought after locality, Lampeter, West Wales.

### TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

The property is listed under the Local Authority of Ceredigion County Council.


Council Tax Band - 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, LPG fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.

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>		72
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	39	
(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 	



### Directions

From our Lampeter office, proceed along College Street and continue over the mini roundabout and proceed along North Road, passing the Shell Garage and Huw Lewis Tyres on your left hand side. Before taking the steep hill, turn right just opposite Huw Lewis Tyres for Forest Road. Proceed up the hill and after 100m the property will be located on your left 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 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

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<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 beautiful property, contact us:

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