

One of a Kind ! Eco Living at its finest. A luxury 3 Bed detached dwelling located in the popular semi rural village of Glynarthen near the Cardigan Bay coastline - West Wales.



Ty'r Dderwen Ddu, Glynarthen, Llandysul, Ceredigion. SA44 6NX.

£595,000

R/3983/ID

****Truly one of a kind ! **Built in 2016 with luxury and efficiency at its forefront**Ty'r Dderwen Ddu offers a detached 3/4 bed (en-suite) grand residence**Situated in a spacious plot with lovely rural countryside views**'Fabric first' principles of insulation and airtightness**Enjoys a high specification of energy efficient living accommodation**Nordan double glazed external windows and doors with aluminium cladding**Air source heating system with under floor heating to ground floor**EPC Rating A**Number of useful outbuildings inc. a large greenhouse, static caravan and a range of sheds**Built to the highest standard with good quality fixtures and fittings throughout**Is a perfect modern family home**MUST BE VIEWED TO BE APPRECIATED****

The property comprises of front porch, open plan kitchen/dining room/living space, sitting room, utility room, cloak room, office/downstairs 4th bedroom. First Floor - feature galleried landing, principal bedroom with en-suite, 2 further double bedrooms and a family bathroom (please note there are provisions in place for the extension of the first floor over the galleried landing).



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GENERAL

Morgan & Davies are proud to offer 'Ty'r Dderwen Ddu' to the open market. The property was completed in 2016 by a reputable local developer. The current vendors have invested considerable time and money in developing this beautiful property with the utmost emphasis on energy efficiency and airtightness.

The property was built to a 'fabric first' principles of insulation and airtightness and now reaps the rewards of being one of the most Energy efficient properties on the market with an EPC Rating of 'A'.

With this in mind the vendors have not compromised on the quality of fixtures and fittings throughout the property and the standard of workmanship is second to none which includes bespoke oak staircase, engineered oak flooring, Nordan aluminium protected double glazed windows and doors, under floor heating system, air source heat pump, solar panels, heat recovery ventilation and a most elegant galleried landing to name a few.

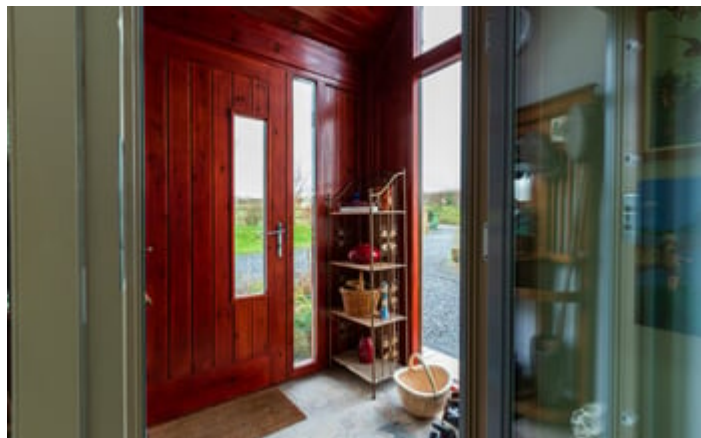
The property is also situated on a sizeable plot which offers a number of useful outbuildings including a greenhouse, workshop, garden sheds and a static caravan.

The property enjoys a rural aspect with glorious views over open countryside to all directions.

'Ty'r Dderwen Ddu' oozes elegance and is a must view! .

GROUND FLOOR

Front Porch



6' 5" x 4' 2" (1.96m x 1.27m) via a solid pine door with glazed side panels, floor to ceiling glazed window to front, stone effect ceramic tiled flooring, glazed door into -

Open Plan Kitchen/Dining/Living Space

33' 8" x 30' 9" (10.26m x 9.37m) a modern kitchen comprising of a range of sage shaker style base and wall cupboard units with Corian working surfaces above, island with breakfast bar again with Corian working surfaces, Rangemaster with electric fan assisted oven and grill, 5 ring induction hob above, stainless steel extractor hood, inset stainless steel sink with mixer tap, integrated Bosch dishwasher, fridge space, larder cupboard. Double glazed window to rear overlooking the rear garden and adjacent countryside, tiled splash back, under cupboard LED lights, spot lights to ceiling, multiple sockets.

Beyond the kitchen is an open Dining/Lounge area with a feature vaulted ceiling with a gallery landing above and 2 double glazed windows to the fore and 2 Velux to the ceiling bring in an abundance of natural light, space for 10+ seater dining table, stone effect ceramic flooring, TV and network point, bespoke oak staircase to first floor, spot lights to ceiling.





Sitting Room

13' 4" x 22' 0" (4.06m x 6.71m) a spacious sitting room with dual aspect window to front and side, 8½ ft double doors with glazed side panel to rear patio and beyond to the rear garden, lovely views over open countryside, engineered oak flooring, spot lights to ceiling, surround sound speaker wiring, multiple sockets, TV point and network access.



Utility Room

11' 9" x 7' 9" (3.58m x 2.36m) with a range of fitted modern cupboard units with stainless steel single drainer sink with mixer tap, double glazed window to rear, plumbing for automatic washing machine and tumble dryer, stone effect tiled flooring, space for fridge freezer, side glazed external door.



Office/Study/4th Bedroom

14' 8" x 12' 7" (4.47m x 3.84m) with dual aspect windows to front and side, engineered oak flooring.



Cloak Room

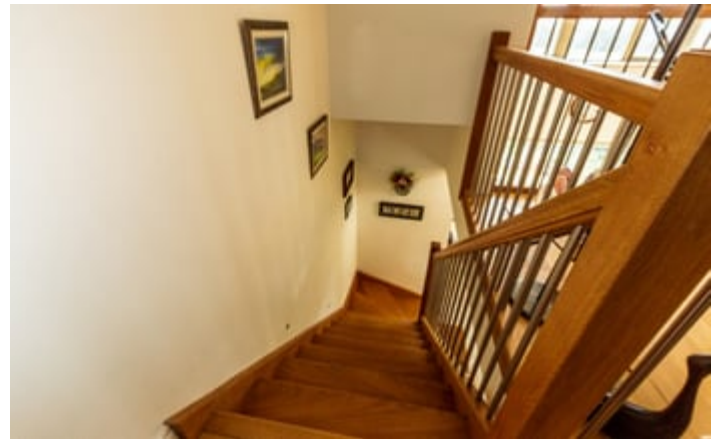


7' 7" x 5' 9" (2.31m x 1.75m) a modern white suite comprising of a gloss off-white vanity unit with inset dual flush w.c. counter-top wash hand basin with mixer tap, stainless steel heated towel rail, frosted window to rear, extractor.

FIRST FLOOR

Feature Galleried Landing

23' 4" x 12' 6" (7.11m x 3.81m) via a bespoke made oak staircase with LED wall lights, this space currently offers a fantastic seating area with an abundance of natural light running through with large double glazed windows and Velux windows to ceiling which also offers glorious views over open countryside, engineered oak flooring, modern tall central heating radiator, down lighters, TV and network point, access hatch to fully insulated and boarded loft. Door into airing cupboard housing the water tank and access to all bedrooms and bathrooms.



Principal Bedroom 1

12' 8" x 16' 1" (3.86m x 4.90m) A large bedroom with a 5.5" double glazed doors out to the rear balcony which comprises of a composite decking area with glass balustrade making the most of the country views that the property has to offer, engineered oak flooring, spot lights to ceiling multiple sockets, TV and network point, built in walk in wardrobe. Door into -





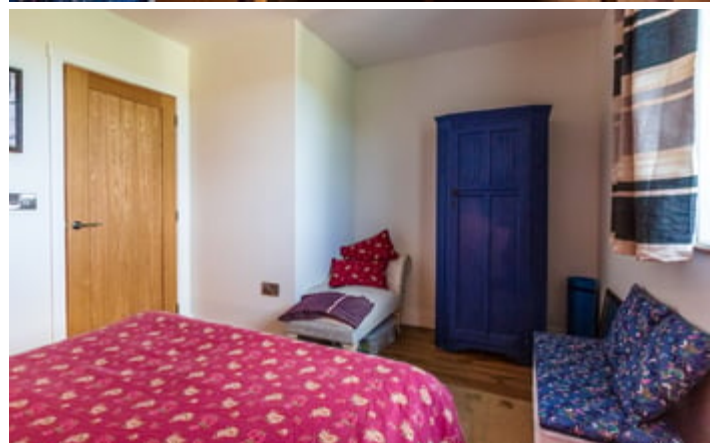
En Suite

5' 6" x 8' 2" (1.68m x 2.49m) with fully tiled floors and walls, modern white suite comprising of walk in shower unit with mains shower above, shower screen, off white vanity unit with inset dual flush w.c. and wash hand basin, illuminated and heated mirror unit, stainless steel heated towel rail, extractor, double glazed frosted window to front.



Rear Double Bedroom 2

10' 2" x 13' 2" (3.10m x 4.01m) with double glazed window to rear, engineered oak flooring, spot lights to ceiling and TV point.



Main Bathroom

10' 11" x 13' 4" (3.33m x 4.06m) a modern white suite comprising of a panelled bath with mixer tap and shower head above, corner shower unit with mains shower above, off white vanity unit with dual flush w.c. and wash hand basin, illuminated and heated mirror, stainless steel heated towel rail, 2 Velux windows to ceiling bringing in natural light, spot lights. Extractor.



Double Bedroom 3



10' 0" x 16' 6" (3.05m x 5.03m) with dual aspect windows to front and side, engineered oak flooring, built in storage cupboard, spot lights and TV point.

EXTERNALLY

To the Front

Ty'r Dderwen Ddu is situated on a generous plot. To the front is a large driveway laid to limestone chippings with ample private parking and turning space for several vehicles.

A driveway leads to the side and to the rear of the property.

The front garden is mostly laid to gold chippings for ease of maintenance with a selection of apple trees, raised shrub beds, hedge row to boundary, pond area, patio slabs creating a path around the side of the property. External water tap.



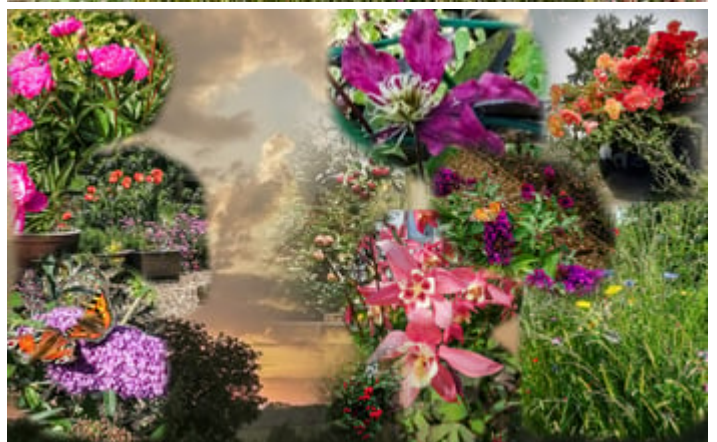


To the Rear

A large area split as limestone chippings and attractive level lawned and paved area. There is a raised patio laid to slabs creating a lovely seating area enjoying the country aspect.

Wood fired pizza oven under canopy.

Raised vegetable beds with water connected, range of soft fruit trees.





Greenhouse

16' 0" x 12' 0" (4.88m x 3.66m) with electric and water connected and is wired and plumbed to provide heated propagation and automated hydroponic growing facilities. There is a dividing door to hold two zones of temperatures.



The Outhouses

There are a range of cedarwood garden sheds including a large Workshop measuring 20' x 12' with water and power connected.



Static Caravan

15' 0" x 30' 0" (4.57m x 9.14m) providing 3 bedrooms with electric heating.



TENURE

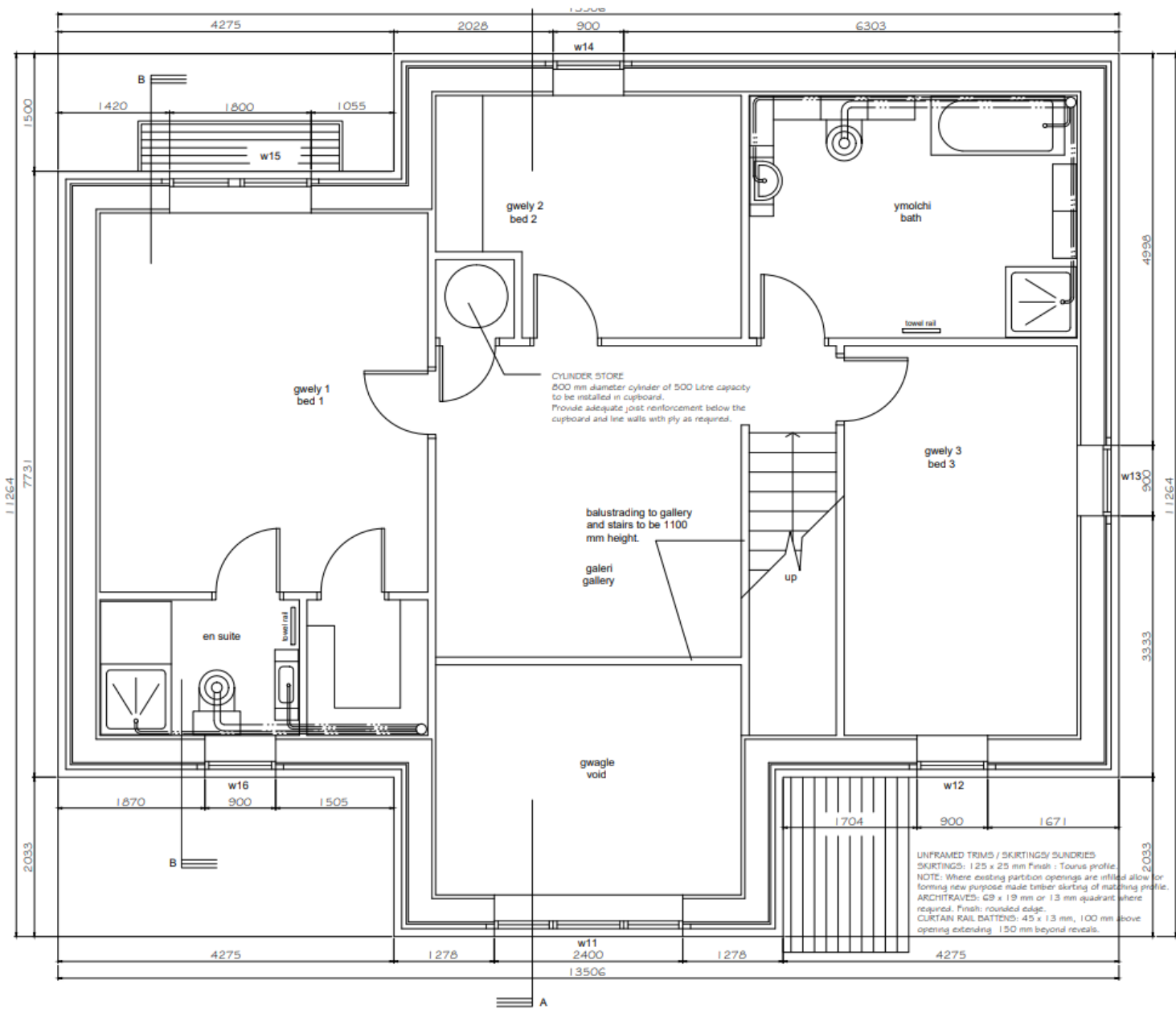
The property is of Freehold Tenure.

MONEY LAUNDERING

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.

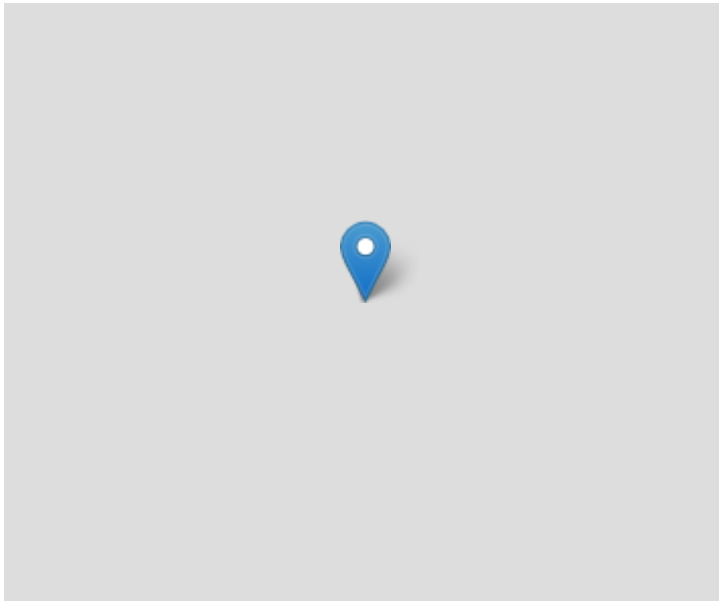
Services


We believe the property to benefit from mains water, electricity. Drainage to Natural Resources Wales registered septic tank. Air source heat pump, solar panels, mechanical heat recovery ventilation system.



Directions

Travelling south along the A487, from Synod Inn proceed south through the villages of Plwmp, Brynhoffnant and Sarnau. On leaving the village of Sarnau, after approx 1 mile take the left hand turning sign posted Betws Ifan, opposite the junction at Tanygroes car dismantlers and Tresaith. Continue along this road for approximately 2 miles until you reach the village of Betws Ifan. Take a left hand turning on the village crossroads sign posted Glynarthen and continue into the village. You will pass the village hall on the right hand side and Ty'r Dderwen Ddu will be the last property on your left hand side as you are leaving the village identified by the Agents for sale board.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A	95	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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