

NEW
INSTRUCTION



Bryn Ifor, Parc Y Rhos, Lampeter SA48 8DZ

Offers in the region of £279,500

**** CHARACTER DETACHED 3/4 BED COUNTRY HOUSE ****

Semi Rural Spot & Super Views

Nicely Upgraded & Presented

Character Features EER E45

Large Garden & Dutch Barn

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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

EJ/DT/69717/161120

DESCRIPTION

**** CHARACTER DETACHED 3/4 BED COUNTRY PROPERTY WITH LARGE GARDEN AND LOVELY FAR REACHING VIEWS - NO ONWARD CHAIN ****

Pleasantly located detached extended country residence of considerable appeal located adjoining a quiet by road within the small rural hamlet of Parc Y Rhos only 2 miles from the University town of Lampeter offering all the usual amenities. The property affords well presented family sized accommodation having been tastefully upgraded/refurbished throughout retaining character features including timber doors and flooring, timber fireplaces, picture rails, wood burner stove etc. Outside there are good sized mature gardens including extensive lawned areas with ample car parking, dutch barn and patio area. The whole commanding delightful rural views across open countryside. EER E45

GENERAL & ACCOMMODATION

The property which comprises a detached period residence of considerable appeal is of traditional construction with rendered and painted elevations lying under slated roof benefitting from oil fired central heating and double glazed windows. The property has undergone complete refurbishment/modernisation works in recent years by the present owners providing cosy well appointed accommodation retaining character features including timber internal doors, timber flooring, fireplaces, picture rail, wood burning stove etc. The well presented family sized accommodation provides as follows:

ENTRANCE PORCH

With stained half glazed entrance door to:

ENTRANCE HALL

15'4 x 5'10 (4.67m x 1.78m)
With tiled floor, access to first floor, wall mounted radiator, built-in under stairs storage cupboard, doors to:

RECEPTION/DINING ROOM

13'10 x 8'4 (4.22m x 2.54m)
With timber flooring, radiator, window to front with lovely views, built-in alcove shelving, ornate feature fireplace and surround with timber mantle and tiled insets with grate on tiled hearth.

LIVING ROOM

13'11 x 10'8 (4.24m x 3.25m)

With feature fireplace incorporating a wood burning stove and slate hearth, built-in alcove shelving, radiator, window to front, picture rail, quarry tiled floor, wall lighting.

KITCHEN/DINER

19'10 x 7'9 (6.05m x 2.36m)
Comprising a luxury fitted modern kitchen comprising a range of base and eye level cupboards with timber effect block worktop surfaces over, 1½ bowl single drainer sink unit with mixer tap, built-in eye level electric oven, ceramic 4 ring electric hob with fitted hood over, built-in dishwasher, built-in fridge/freezer, tiled floor, radiator, down lighters, double glazed French doors to rear garden commanding lovely far reaching views, tiled surrounds, door to:

UTILITY/W.C.

7'10 X 5'7 (2.39m X 1.70m)
With double glazed rear exterior door, oil fired central heating combination boiler, WC with wash hand basin over, plumbing and space for automatic washing machine, tiled floor.

FIRST FLOOR LANDING

9'6 x 5'11 (2.90m x 1.80m)
With access to loft space, doors to:

BEDROOM 1

13'10 x 8'4 (4.22m x 2.54m)
With window to front with lovely views, ornate timber fireplace and surround with grate, radiator.

BEDROOM 2

13'5 x 10'11 max (4.09m x 3.33m max)
With timber fireplace and surround with grate, radiator, window to front with lovely views.

STUDY/CHILD'S BEDROOM

9' x 4'8 (2.74m x 1.42m)
With radiator, window to front.

REAR LANDING AREA

With built-in airing cupboard, doors to:

BEDROOM 3

11'5 x 8'3 (3.48m x 2.51m)
With window to rear with super far reaching views, built-in double wardrobe with timber doors, radiator.

BATHROOM

10' x 8'4 (3.05m x 2.54m)
Modern suite comprising bath with electric shower over and screen with telephone shower attachment, WC, vanity unit with wash hand basin, radiator, window to rear with lovely views, heated towel rail,

extractor fan.

EXTERNALLY

A particular feature of the property is the large grounds and gardens on offer with gravelled forecourt and side driveway leading to rear providing ample car parking/turning space. Extensive mature lawned gardens to rear with an abundance of shrub borders, flower beds, bushes, trees, attractive paved patio area to the immediate rear taking advantage of the lovely views on offer. Further small lawned garden area to the side with oil tank, **DUTCH BARN - 28' x 22' (approx)** of corrugated iron construction in need of general repair works. The whole commanding a superb rural outlook to the rear across open farmland which viewing is highly recommended to fully appreciate.

SERVICES

We are advised mains electricity, water and drainage are connected to the property.

VIEWING

By appointment with the selling Agents on 01570 422 846 or e-mail lampeter@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisLamp or on
facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

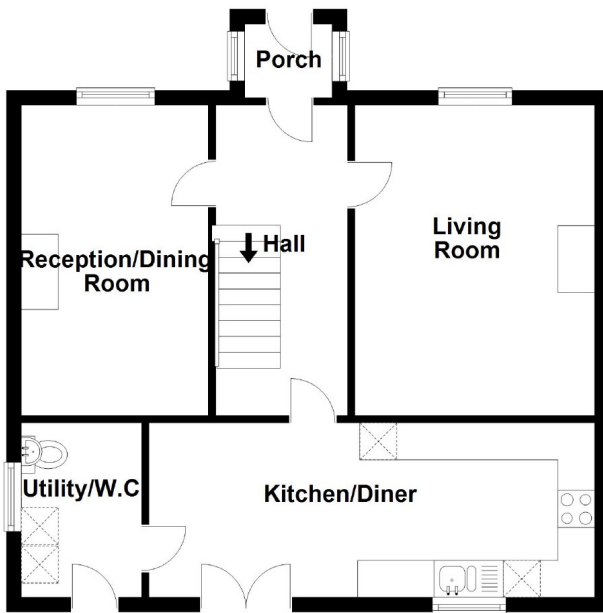
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

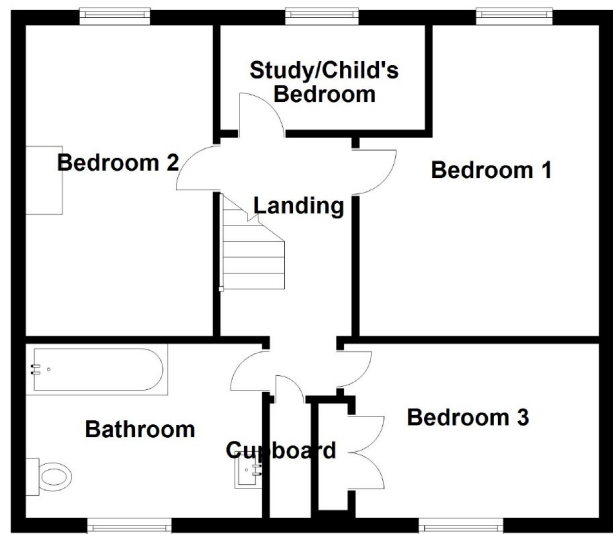
DIRECTIONS

From Lampeter take the road out to the village of Cwmman and turn right at the junction signposted the A485 Carmarthen road. Continue on for approx 0.4 mile and on leaving the village take a left turning at small junction signposted Parcyrhos (opposite the playing fields). Continue on this lane for approx 0.5 mile until arriving at Parcyrhos and the property will be found further along on the right.

Ground Floor



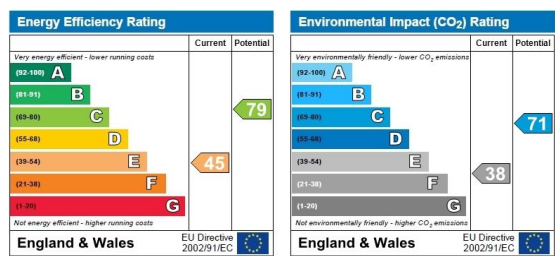
First Floor



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**John.
Francis**