



**Croesor, Cwmann,
Lampeter SA48 8ET**

Offers in the region of £460,000

**** MODERN LUXURY 4 BED (EN SUITE) HOUSE SET IN 2.71
ACRES OF LAND ****

**Close Proximity To Lampeter EER B85
Superbly Presented Throughout
Large Gardens & Paddock**

EJ/WJ/77162/040820

DESCRIPTION

****A SUPERB FAMILY HOME SET IN 2.71 ACRES OF LAND CONVENIENTLY LOCATED WITHIN A POPULAR VILLAGE LOCATION - CLOSE PROXIMITY TO THE UNIVERSITY TOWN OF LAMPETER - VIEWING RECOMMENDED ****
A modern detached 4 bedroomed (en suite) contemporary home finished to a high standard offering luxury well presented family sized accommodation with quality fittings including solid oak joinery, underfloor heating and solar panels. The downstairs being mainly in open plan style with luxury fitted bespoke kitchen and large dining area with conservatory. First floor provides galleried landing area with 4 double bedrooms (1 with en suite) and family bathroom. Outside there are extensive grounds and landscaped gardens with ample car parking areas, integral garage, car port/workshop together with rear paddock and stable. The University town of Lampeter is approx 1 mile away offering all the usual amenities.

ACCOMMODATION

The property provides prospective purchasers with an unique opportunity of acquiring a superb family home. The property was completed in 2006 under architect design and supervision and is of traditional construction having been completed to a high standard throughout including bespoke carpentry and joiner throughout in solid oak. The property benefits from double glazed windows and underfloor mains gas fired central heating. The luxurious well proportioned family sized accommodation provides as follows.

ENTRANCE PORCH

Half glazed front entrance door to:

ENTRANCE HALL

9'1 x 7'8 (2.77m x 2.34m)
Oak flooring, built-in cloaks cupboard, doors to;

LIVING ROOM

20'11 x 14'3 (6.38m x 4.34m)
Attractive stone inglenook fireplace and chimney breast with cast iron gas stove incorporated, oak flooring, double aspect windows.

KITCHEN/BREAKFAST ROOM

23'14'3 (W) x 20'1 (7.01m (W) x 6.12m)
Fitted luxury bespoke oak kitchen incorporating a range of wall and base units with granite worktop surfaces over and glazed display cabinets, fitted carousel units and panty drawers, single bowl sink unit with mixer tap, built-in dishwasher, Rangemaster 'Toledo' stainless steel gas range with 5 ring hob and Bosch extractor canopy over, fitted central island with 2 fitted fridges, Italian tiled marble floor, recess lighting, 2 windows to front, built-in under stairs storage cupboard, access through to;

DINING/FAMILY ROOM

23'1 x 12'1 (7.04m x 3.68m)
A most spacious room currently used for dining area and pool room, part vaulted ceiling, recess lighting, French doors to rear patio, oak flooring, window to rear.

CONSERVATORY

13'8 x 12'4 (4.17m x 3.76m)
Tiled floor, double glazed with French doors to rear patio.

INNER LOBBY AREA

Doors to;

UTILITY ROOM

7'5 x 5'3 (2.26m x 1.60m)
Plumbing and space for washing machine, single drainer sink unit with mixer tap, access to side insulated loft space, tiled floor, extractor fan.

SHOWER ROOM (L SHAPED)

9'10 x 5'3 (max) (3.00m x 1.60m (max))
Built-in shower cubicle with direct fed unit, wash hand basin, low level flush WC, heated towel rail, fitted illuminated shaving mirror, tiled floor.

FIRST FLOOR GALLERIED LANDING

Approached via solid bespoke oak staircase, spacious landing currently utilised as study/office area, fitted desk and corner cabinet, built-in airing cupboard with shelving and radiator, doors to;

MASTER BEDROOM 1

16'7 x 13'2 (5.05m x 4.01m)
Two windows to front, doors to;

EN-SUITE SHOWER ROOM

10'7 x 7'5 (3.23m x 2.26m)
Modern suite comprising shower cubicle, WC, pedestal wash hand basin, tiled floor, built-in oak vanity units, Velux window.

DRESSING ROOM

Hanging space.

BEDROOM 2

11'3 x 9'2 (3.43m x 2.79m)
Window to front.

BEDROOM 3

12'5 x 9'8 (3.78m x 2.95m)
Two windows to front, mirror fronted fitted wardrobe.

BEDROOM 4

10'8 x 9'9 (3.25m x 2.97m)
Window to rear.

LOFT AREA

24' x 14' (7.32m x 4.27m)
Accessed via sliding ladder to the fully floored and insulated loft with potential to provide further living accommodation (subject to the necessary planning consent required).

FAMILY BATHROOM

11'7 x 7'7 (3.53m x 2.31m)
Modern luxury suite comprising Jacuzzi bath, pedestal wash hand basin, double shower cubicle, WC, extractor fan, Velux roof window, fully tiled, spotlighting.

INTEGRAL GARAGE

17' x 10'6 (5.18m x 3.20m)
Electrically operated up and over door, side double glazed courtesy door, Vaillant combination gas fired central heating boiler, solar panel management system, radiator.

EXTERNALLY

A particular feature of this property is the extensive grounds and gardens on offer with a double entrance tarmacadam based driveway/forecourt with low walling providing ample car parking area. Further side tarmacadam drive which is fully gated with wrought iron gates and ornamental railings leading to the rear courtyard with open fronted **CAR PORT/WORKSHOP**. Large raised garden areas to the rear with attractive paved patio areas, useful **GARDEN SHED** and child's play area, further attractive patio/seating area commanding lovely views.

THE LAND

Which is arranged in one block located to the rear of the property and is laid to gently sloping pasture being ideal for pony etc with **PURPOSE BUILT STABLE** located thereon. In total the land extends to 2.71 acres (or thereabouts).

SERVICES

We are informed by the owner that there is mains water, electricity, drainage and gas are connected. Solar panels with fibre optic broadband.

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

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TENURE

We are advised that the property is Freehold

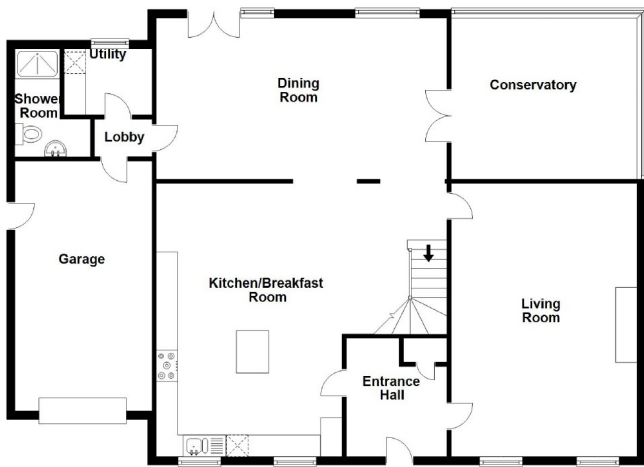
GENERAL NOTE

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.

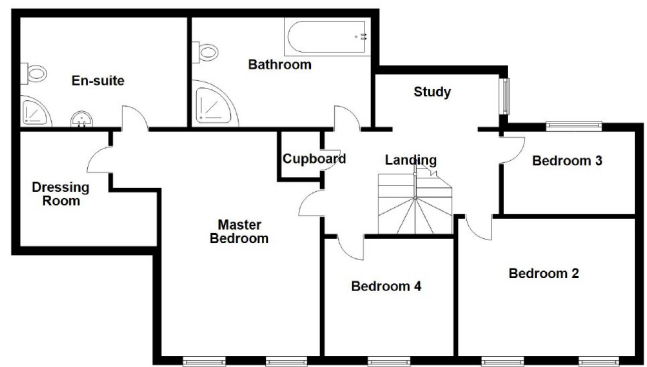
DIRECTIONS

From Lampeter take the main A482 Llanwrda road out to the village of Cwmann. Proceed up through the village passing the former public house on your left and the property will be found further up on the left.

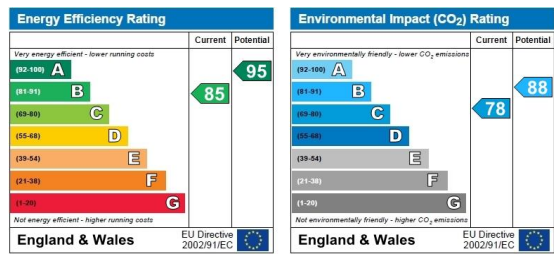
Ground Floor



First Floor



Croesor, Cwmann, Lampeter SA48 8ET



**John.
Francis**