



**Gwel Y Cwm, Llanwnnen Road,
Lampeter SA48 7JP**

Offers in the region of £350,000

**** DETACHED 4 BED (EN SUITE) FAMILY HOME & STUNNING
VIEWS ****

**Only 1 Mile From Lampeter
Spacious & Well Presented
Balcony Area To Front EPC EER-E49**

EJ/RO/070095/170619

DESCRIPTION

**** DELIGHTFULLY POSITIONED
4 BED (EN SUITE) MODERN
HOUSE WITH STUNNING VIEWS
& ONLY 1 MILE FROM
LAMPETER TOWN ****

A detached 4 bedroomed family home having a semi rural elevated position commanding superb panoramic views across open countryside. The property is in excellent condition throughout providing spacious light and airy accommodation benefitting from attractive balcony area taking full advantage of the lovely views on offer. Outside there are good sized grounds and gardens with sweeping tarmac driveway leading up to integral double garage. Only a short drive away from Lampeter town centre which provides all the usual amenities and the University campus.

ACCOMMODATION

The property provides prospective purchasers with a prime opportunity of acquiring a most desirable family home having a lovely elevated position overlooking surrounding countryside and towards the town centre of Lampeter. The property which is of cavity construction with brick elevations, lying under a tiled roof and benefitting from double glazed windows, LPG central heating and air source heating. The property offers spacious, light and airy accommodation throughout and the well presented accommodation provides as follows.

ENTRANCE HALL

Entered via front entrance door, stairs to first floor with storage cupboard, radiator, doors to:

CLOAKROOM

5'8 x 5'4 (1.73m x 1.63m)
Low level WC, vanity unit with wash hand basin and mixer tap, heated towel rail, window to front, tiled flooring, tiled walls.

LOUNGE

23'11 x 12' (7.29m x 3.66m)
Attractive ornate Victorian timber fireplace with marble insets and hearth incorporating an LPG coal effect gas fire, double aspect windows with lovely views to front, 2 radiators.

RECEPTION/SITTING ROOM

14'10 x 11'10 (4.52m x 3.61m)
Window to front with lovely views, timber fireplace with surround, marble effect insets and hearth incorporating a gas stove room heater, radiator.

DINING ROOM

12'6 x 11'10 (3.81m x 3.61m)
Window to rear, radiator.

KITCHEN/BREAKFAST ROOM

11'10 x 11'9 (3.61m x 3.58m)
Range of fitted pine wall and base units with worktops over, 1½ bowl single drainer sink unit with mixer tap, cooker and fridge space, tiled flooring, radiator, under lighting, window to rear, door to:

REAR ENTRANCE LOBBY

Double glazed rear exterior door, radiator, door to:

UTILITY ROOM

15'5 x 6'6 (4.70m x 1.98m)
Range of fitted wall and base units with worktops over, single drainer sink unit, gas 5 ring hob with stainless steel chimney hood over, plumbing and space for washing machine and dishwasher, tiled flooring, window to rear, part tiled walls, radiator, wall mounted Valliant gas central heating boiler.

FIRST FLOOR LANDING

Built-in airing cupboard housing pressurised cylinder, double glazed door to:

BALCONY AREA

Seating area with glass panelling commanding superb views across the valley.

MASTER BEDROOM 1

17'10 x 11'10 (5.44m x 3.61m)
Range of fitted wardrobes with matching chest of drawers and bed side cabinets, window to front with lovely views, radiator, door to:

EN-SUITE SHOWER ROOM

5'9 x 5'5 (1.75m x 1.65m)
Modern suite comprising tiled shower cubicle, pedestal wash hand basin, low level WC, tiled flooring, tiled walls, heated towel rail, window to front, extractor fan.

BEDROOM 2

11'10 x 11'10 (3.61m x 3.61m)
Window to front with lovely views, radiator.

BEDROOM 3

15'1 x 11'8 (4.60m x 3.56m)
Range of mirror fronted wardrobes with matching chest of drawers and bed side cabinets, vanity unit with circular bowl sink unit and mixer tap, window to rear, radiator.

BEDROOM 4

11'10 x 8'11 (3.61m x 2.72m)
Range of fitted wardrobes with over bed cupboards and chest of drawers, window to rear, radiator.

BATHROOM

9'2 x 8'8 (2.79m x 2.64m)

Modern suite comprising tiled shower cubicle, whirlpool bath, pedestal wash hand basin, low level WC, tiled flooring, tiled walls, heated towel rail, spot lights.

INTEGRAL DOUBLE GARAGE

20' x 16'10 (6.10m x 5.13m)
Electrically operated up and over door, power and light connected, door to rear entrance lobby.

EXTERNALLY

The property is set within its own nicely landscaped grounds and gardens with a sweeping tarmac driveway leading up to forecourt area which provides ample car parking/turning area. There are extensive lawned gardens to the front with an abundance of shrubs and bushes. To the rear are further raised lawned gardens with shrubs, mature tree, 2 paved patio areas to the side, with a **SUMMERHOUSE** and seating area, **GARDEN STORE/WORKSHOP**. The whole commanding a superb rural outlook to the front across open countryside.

SERVICES

We are advised mains electricity and water are connected to the property with private drainage septic tank.

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

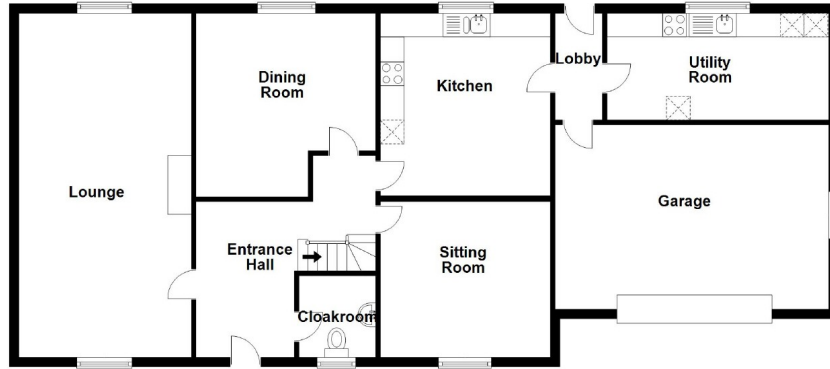
GENERAL NOTE

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.

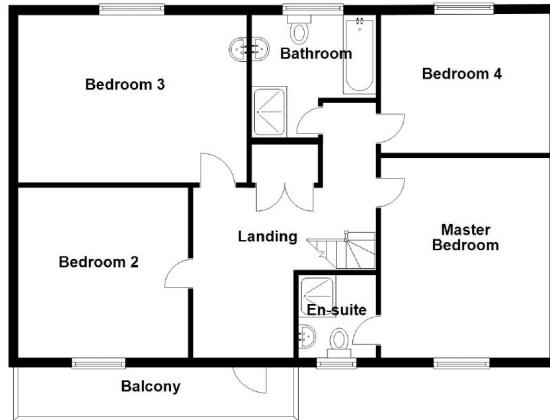
DIRECTIONS

From Lampeter take the main A475 Newcastle Emlyn road and continue out for approx 1 mile and the property can be seen on the right hand side.

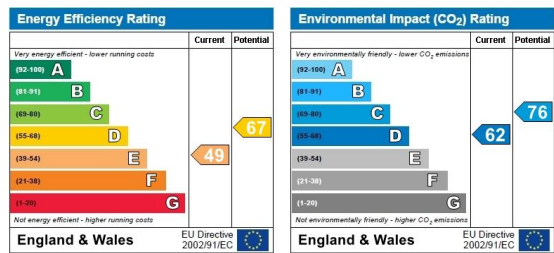
Ground Floor



First Floor



Gwel Y Cwm, Llanwnnen Road, Lampeter SA48 7JP



**John.
Francis**