



Derlwyn, Cribyn, Lampeter, SA48 7ND

Offers in the region of £265,000



CARDIGAN
BAY
PROPERTIES

EST 2021



Derlwyn, Cribyn, SA48 7ND

- 3 bed detached house
- Wood burning stove
- Rural village location
- Vegetable growing area
- 20 minutes drive to Aberaeron & the coast
- 2 bathrooms and a WC
- Useful timber cabin in garden
- Off road parking
- 10 Minutes drive to Lampeter
- Energy Rating: E

About The Property

A delightful house, tastefully modernised over the years to provide a welcoming character home in a pretty rural village location, with off road parking, garden and useful timber cabin, perfect for hobbies or home office. The rural village of Cribyn, not far from Cae Hir Gardens and approximately 5 miles north of Lampeter. Lampeter is a market town in the Teifi Valley. It has an interesting history as a university town, provides services for a wide area including independent shops, cafes, leisure centre and farmers market etc with a great network of walks to enjoy and all within easy driving distance of the west Wales coast of Cardigan Bay and it's many pretty, sandy beaches.

Entry into the house is through gated access into the front yard, with slate paths and crushed slate sides. The front door leads into the lounge/diner with wooden floors, exposed wooden beams, original build in glass fronted cupboard, a pretty fireplace with slate and tiled surround and housing a wood burning stove with a feature bread oven to the side, stairs to the first floor and steps and opening up to the kitchen. The kitchen is fitted with free standing stainless steel units complete with built in worktops over, an electric oven range with extractor over, space for a dishwasher, stainless steel wall mounted cupboards, a stable door out to the rear garden and a door to the WC/utility room. This room has a toilet, wash hand basin, space and plumbing for a washing machine and houses the oil fired boiler which services the hot water and central heating.

On the first floor, off the landing are three bedrooms, the two to the front of the property are both good sized doubles with wooden floors & views over open countryside to the front, and the rear is a single with views over the rear garden. There is also a shower room with a double shower, toilet & wash hand basin, and a stunning bathroom with a free standing bath, toilet and wash hand basin.

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Externally:

The property has off road parking to the front for one vehicle. A slate path leads around to the back of the property where the back door is accessed. This path goes all around the property and down the far side. There are steps to the side up onto a slate patio area where the timber built cabin is housed. This building has power and lighting, double doors and is currently used as a craft workshop but would easily make a lovely garden room or home office. There is a wooden gate to the far side which gives access out to a track and two steps lead up to the rear garden.

This area is surrounded by mixed tree hedging and is mainly lawn with a veg growing area in the middle, perfect for a bit of self sufficiency, and two garden sheds to one side. One of these is currently used as a wood store. The oil tank is also housed on this section of the property. This section is elevated behind the house.

This is a beautiful country cottage with lots of charm and character and would make a lovely home for anyone searching for rural living.

Lounge/Dining Room

14'3" x 23'8" (4.35m x 7.22m)



Kitchen
6'11" x 17'8" (2.11m x 5.38m)

W/C, Utility Area
6'10" x 4'4" (2.09m x 1.34m)

Landing
10'9" x 6'8" max, staggered (3.29m x 2.04 max, staggered)

Bedroom 1
14'2" x 12'8" max (4.34m x 3.88m max)

Bedroom 2
14'4" x 10'9" (4.38m x 3.28m)

Bedroom 3
9'7" x 7'10" (2.94m x 2.39m)

Shower Room
6'10" x 4'6" (2.09m x 1.39m)

Bathroom
9'9" x 7'8" (2.99m x 2.36m)

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: E - Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil (also has a wood burning stove in lounge)
BROADBAND: Connected - TYPE - Superfast / Standard available - current speed is 41 mbps.

PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -
<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)
MOBILE SIGNAL/COVERAGE INTERNAL: No / Poor Signal in the area , please check network providers for availability, or please check OfCom here -
<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)
BUILDING SAFETY - The seller has advised that there are none that they are aware of.
RESTRICTIONS: The seller has advised that there are none that they are aware of.
RIGHTS & EASEMENTS: The seller has advised that the property has an old right to draw water from a spring in a neighbours field, however the spring is now non existent. There is a right of access over neighbours track to access the side of the garden through a wooden gate.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A
COASTAL EROSION RISK: None in this location
PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.
ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.
COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS

PROPERTY.
GENERAL NOTE: 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 in these details have not been tested.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

HW/HW/03/24/OK





Directions

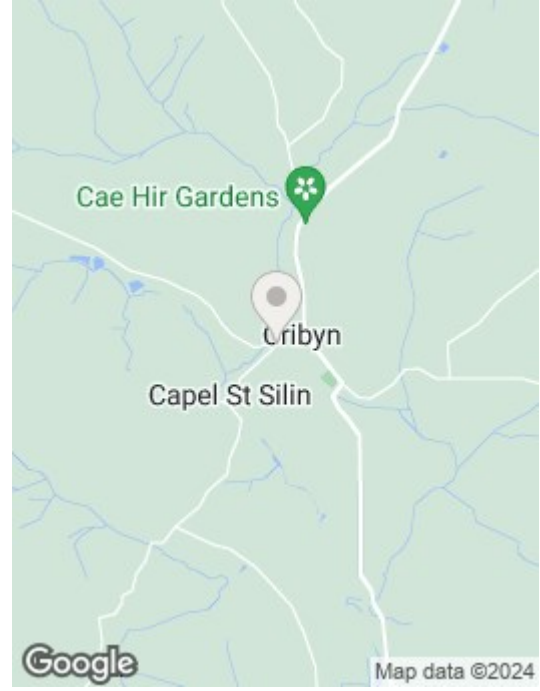
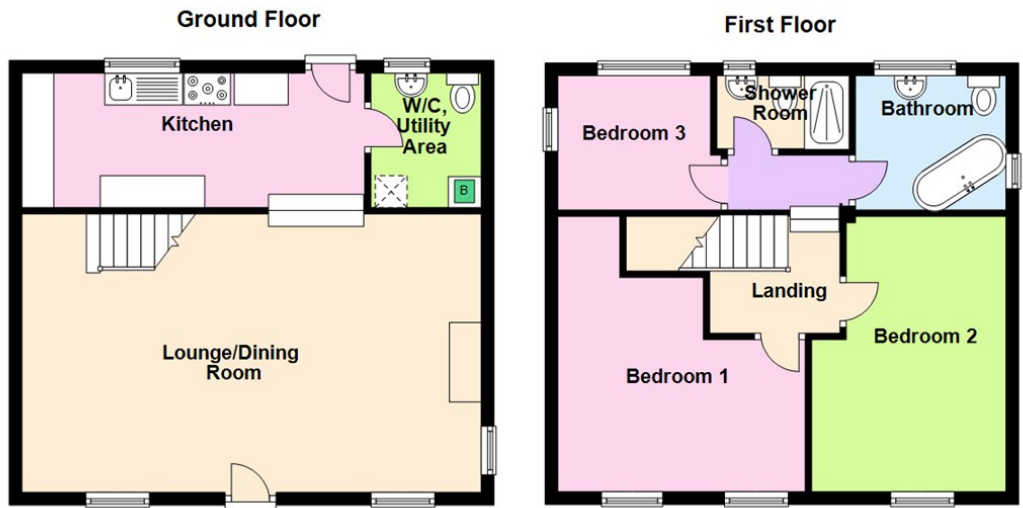
From Cardigan travel North on the A487, turn left at Synod Inn, then straight left again onto the B4338 continue on that road until you get to the village of Cwrt Newydd then left onto the B4337, continue on this road to the village of Cribyn, in the village pass the long straight, and turn left at the fork in the road, continue along this road until you reach a bend in the road with a junction straight ahead. This property is last on the left, before the bend a junction.

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Contact Coral on 01239 562 500 or coral@cardiganbayproperties.co.uk to arrange a viewing of this property.

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