



Ceridwen House , Velindre, SA44 5XE

£550,000

Nestled on the outskirts of the picturesque village of Velindre, Llandysul, this remarkable house offers a unique opportunity for those seeking a spacious and versatile family home. With an impressive eight bedrooms, this property is perfect for larger families or those wishing to accommodate guests comfortably.

The house boasts three well-appointed reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a cosy evening by the fire or hosting lively gatherings, these versatile areas can be tailored to suit your lifestyle. The five bathrooms ensure that there is no need to queue during busy mornings, adding to the convenience of this splendid residence.

Set on a generous plot of around 2.8 acres of land, the property offers a delightful outdoor space, ideal for gardening, play, or simply enjoying the tranquil surroundings. The combination of indoor and outdoor living makes this home a perfect retreat from the hustle and bustle of everyday life.

Hallway



Tiled Floor, Glass Double Doors to Garden Room, Stairs to First Floor.

Bathroom



Non-slip Vinyl Floor, Shower, W/C, Wash Basin, Tiled Walls, Window.

Living Room



Double Opening Wooden Glazed Doors, Wooden Floor, Stone Walls, Log Burner, Slate Hearth, Radiators, Windows, Under Stair Storage.

Garden Room



Stone Walls, Wooden Laminate Floor, Double Glass Opening Doors, Double Glazed Windows, Wooden Beamed Ceiling, Sky Light.

Utility / Shower Room



Tiled Floor and Walls, W/C, Shower, Wash Basin, White Goods Space, Fixed Storage Units, Radiator, Towel Radiator.

Hallway



Stone Wall, Carpet Floor, Radiator, Stairs to First Floor, Loft Access.

Kitchen



Tiled Floor, Two Radiators, Windows, Double Glass Doors, Kitchen Island with Tiled Work Top, Marble Effect Kitchen Work Tops, Stainless Steel Double Sink, Tiled Splash Back.

W/C



Vinyl Tile Floor, W/C Wash Basin, Window

Lower Level Bedroom



Wooden Stairs to Lower Floor Level, Carpet Floor, Stone Walls, Radiator, Door to External, Windows, Door to:

En-Suite



Non Slip vinal Floor, W/C, Wash Basin, Shower, Storage Cupboards, Tiled Walls, Window.

Second Bedroom



Carpet Floor, Stone Wall, Built in Storage, Radiator, Velux Window.

Third Bedroom



Carpet Floor, Radiator, Windows.

Fourth Bedroom



Carpet Floor, Radiator, Windows.

Bathroom



Tiled Floor, W/C, Wash Basin, Shower, Velux Window, Tiled Walls.

First Floor Living Room



Carpet Floor, Velux Windows, Built in Display Shelf, Radiators, Loft Access.

Fifth Bedroom



Carpet Floor, Radiator, Windows, Glazed Door to Side Garden.

Landing



Carpet Floor, Radiator, Windows, Double Glazed Doors to Balcony.

Bathroom



Non Slip Vinyl Floor, Bath, Shower, W/C, Wash Basin, Velux Window, Towel Radiator, Tiled Walls.

Sixth Bedroom



Carpet Floor, Radiator, Velux Window, Window.

Seventh Bedroom



Carpet Floor, Windows, Radiator, Built in Storage Cupboard.

Eighth Bedroom



Carpet Floor, Radiator, Built in Cloths Cupboard, Velux Window.

Externally

To the front of the property there is ample parking with access to the garden via either side of the property. To the rear of the property there is a paved path with a patio in addition to the large lawned garden.

Utilities & Services

Heating Source: Bio-mass woodchip

Services:

Electric: Mains

Water: Mains

Drainage: Septic Tank

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Carmarthenshire County Council

Council Tax: Band H

What3Words: ///lousy.teach.bulletins

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has standard broadband available, with speeds up to 2mbps upload and 28mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - None & Data - None

Three Voice - None & Data - None

O2 Voice - Likely & Data - Likely

Vodafone. Voice - Limited & Data - Limited

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.org.uk) and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

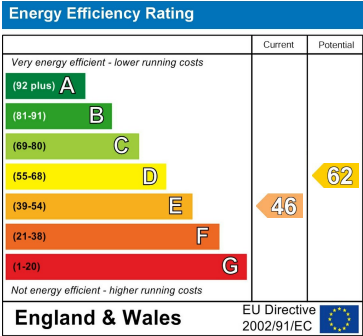
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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