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Aeronfa Cribyn, Lampeter, Ceredigion, SA48 7NA

Offers In The Region Of £185,000

***** ATTENTION FIRST TIME BUYERS *****

A delightful 2/3 bedroomed, 2 bath-roomed cottage in a popular village location offering deceptively spacious accommodation with attached garage, off road parking and particularly large gardens and grounds with 14ft greenhouse. The main feature of this property are the spacious gardens and grounds making it an ideal family home or indeed for downsizing purposes and with solid fuel central heating from a rayburn range this cosy cottage is worth looking at !

LOCATION



The property is attractively located in the popular rural community of Cribyn within close travelling proximity to the larger market town of Lampeter with a good range of shopping and schooling facilities including the Trinity St. David's University Campus. The property is also convenient to the West Wales coastline at Aberaeron and within driving distance of the larger towns of Aberystwyth to the north and Carmarthen to the south both having a good range of national and retail outlets.

DESCRIPTION

An attractive semi detached cottage offering deceptively spacious accommodation with the benefit of double glazed windows and with central heating currently operated from the solid fuel rayburn. The property has an attractive open plan kitchen/diner together with further living room/ground floor bedroom, ground floor shower room and first floor 2 double bedrooms and bathroom.

The property affords more particularly the following -

FRONT ENTRANCE DOOR to -

SITTING/DINING ROOM

14' x 12'9" (4.27m x 3.89m)



An attractive room with the solid fuel Rayburn range being the heart of this lovely home having back boiler for central heating and hot water and also providing cooking facilities. Access to under stairs storage cupboard.

OPEN PLAN ARRANGEMENT leading to -



KITCHEN

10'7" x 10'8" (3.23m x 3.25m)



With a range of kitchen units at base and wall level incorporating single drainer sink unit, electric cooker point, rear entrance door.

LIVING ROOM/BEDROOM 3

13'9" x 12'6" (4.19m x 3.81m)

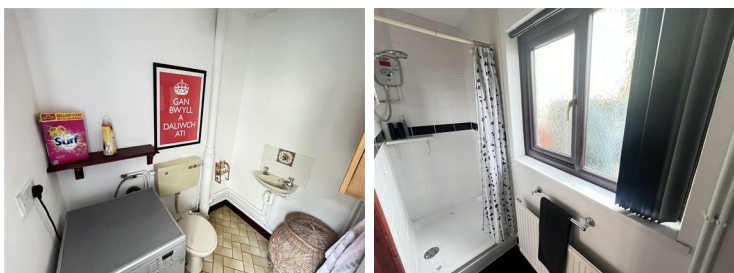


An attractive room with front window and stone fireplace with coal effect gas fire inset (not tested) and with recessed alcove.

GROUND FLOOR HALLWAY

Staircase to first floor

SHOWER ROOM/UTILITY ROOM



With wash hand basin, toilet, shower cubicle and plumbing for automatic washing machine.

FIRST FLOOR

Access to airing cupboard with copper cylinder

BEDROOM 1

14' x 12'2" max (4.27m x 3.71m max)



Built-in wardrobes, radiator. front window

BEDROOM 2

14'2" x 7'2" (4.32m x 2.18m)



with radiator and built in cupboard, front window.

BATHROOM



With spa bath having shower attachment, toilet, wash hand basin, radiator, tiled walls.

EXTERNALLY



One of the main feature of this property is the large garden and grounds. To the side of the property is an attached garage 16' x 13'5" with front up and over door, rear courtesy door, electric connected. Side parking area, extensive rear gardens, now laid to lawns together with a large greenhouse 14' x 8' and an area behind the house with oil tank (now not operational) and fuel/timber stores.

AGENTS COMMENTS:



An attractive property being ideal for 1st time buyers or indeed those looking to downsize, being in a popular village location and with large gardens.

SERVICES

Mains Electricity, water and drainage.

DIRECTIONS

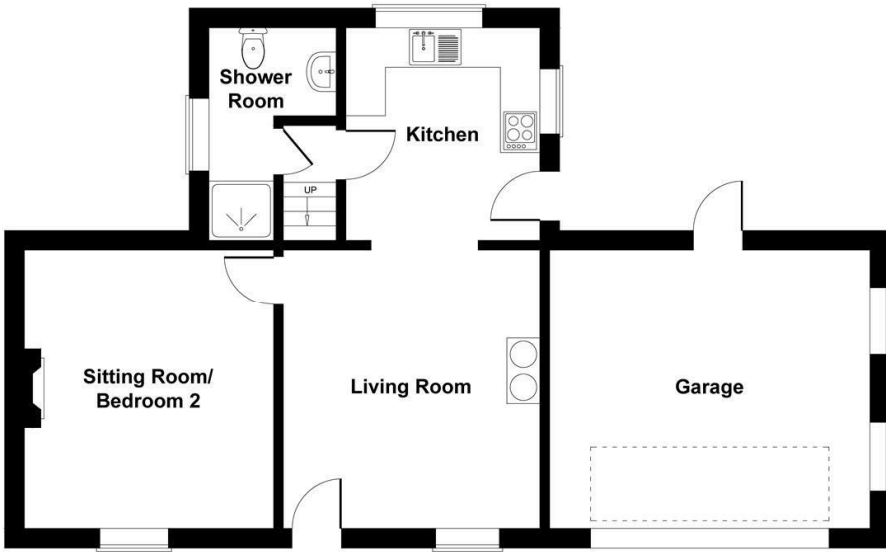
The property can be found in the centre of the village of Cribyn

What3words; [instant.slamming.umbrellas](#)

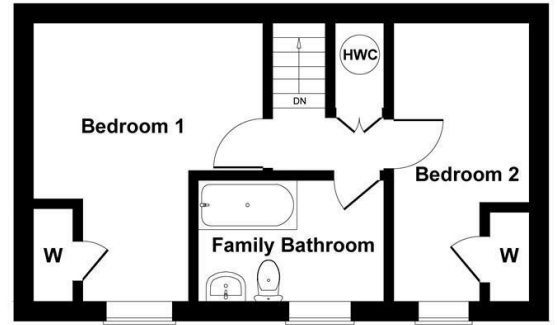
COUNCIL TAX

Band D - £1908 (source [my counciltax.org](#))

Aeronfa Cribyn



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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