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## Heulwen, 5 Cysgod Y Gaer, Cribyn, Lampeter, Ceredigion, SA48 7LU

**Asking Price £359,950**

Welcome to this commodious detached 3 bedrooomed, 2 bathroomed house located in the picturesque village of Cribyn, near Lampeter. This property boasts a spacious reception room and large kithchen/diner, perfect for entertaining guests or simply relaxing with your family. Having a study or home office and good internet connection for home working and three double bedrooms, one with ensuite shower room, there is plenty of space for everyone.

Set on a large corner plot with integral garage and large tarmac driveway, parking will never be an issue with ample space for a caravan, motor home or trailer, making it ideal for families with multiple cars or those who enjoy hosting gatherings.

Nestled in a tranquil setting, on an exclusive cul de sac, this property offers a peaceful escape yet being close to both Lampeter and Aberaeron,

## LOCATION



Delightfully situated in an attractive semi rural location with pleasant views over open countryside on the edge of the popular rural community of Cribyn, being close to Lampeter and Aberaeron. The property is located on a popular exclusive cul de sac of similar styled properties.

## DESCRIPTION



An imposing detached property offering luxuriously appointed accommodation, having many attractive features such as feature oak doors, being particularly commodious, located on a large corner plot with ample parking. The property which is of traditional construction has the benefit of oil fired central heating with under floor heating to the ground floor and uPVC double glazing and would make a lovely family home.

The property affords more particularly the following -

## FRONT ENTRANCE DOOR to

## HALLWAY

14'4" x 7'7" (4.37m x 2.31m)



Having tiled floor, door to spacious understairs storage cupboard, also housing the electric consumer unit

## STUDY

7'7" x 6' (2.31m x 1.83m)



Rear window, this would make a great home office

## LIVING ROOM

20'9" x 13' (6.32m x 3.96m)



A large light room with plenty of room to entertain for all the family having attractive French doors leading to the rear garden

## KITCHEN/DINING ROOM

20'9" x 13'3" (6.32m x 4.04m)



Again a large room with tiled floor having an extensive range of fitted kitchen units at base and wall level incorporating double oven, ceramic hob, extractor fan over, integrated appliances to include fridge freezer, dishwasher and wine cooler, spot lighting

### Kitchen Area



## Dining Area



## UTILITY ROOM

12'1" x 6'7" (3.68m x 2.01m)



With base units incorporating space and room for washing machine and tumble dryer, oil fired central heating boiler, rear entrance door

## CLOAKROOM OFF



Having w.c., and wash hand basin

**FIRST FLOOR - GALLERIED LANDING**

14'7" x 7'7" (4.45m x 2.31m)



Front window, access to loft via drop down ladder

**ENSUITE SHOWER ROOM**

7'9" x 6' (2.36m x 1.83m)



Having corner shower, w.c., and wash hand basin, half tiled walls, heated towel rail, tiled floor

**MASTER BEDROOM**

13'1" x 14'5" (3.99m x 4.39m)



Door to airing cupboard with pressurised cylinder

**BEDROOM 2**

13'3" x 10'2" (4.04m x 3.10m)



Front window, radiator

### BEDROOM 3

13'2" x 10'2" (4.01m x 3.10m)



### Gardens



### FAMILY BATHROOM

10' x 6' (3.05m x 1.83m)



### SERVICES

We are informed the property is connected to mains water, mains electricity, private drainage to a shared system with management company set up, oil fired central heating with under floor heating to ground floor.

### COUNCIL TAX BAND -

To be confirmed

### DIRECTIONS

From Lampeter take the A475 road to Llanwnen taking the right turning by the Grannell hotel onto the B4337, continue into Cribyn taking the first turning on the right into Cysgoed y Gaer

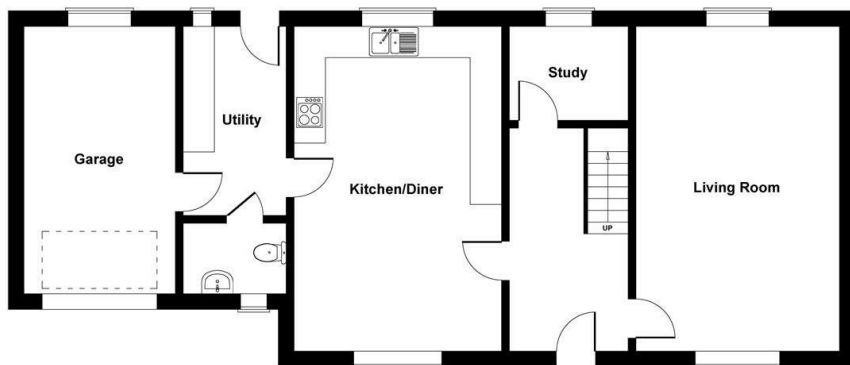
Having bath with central taps,, toilet, wash hand basin, heated towel rail, shower with bifold door.

### EXTERNALLY

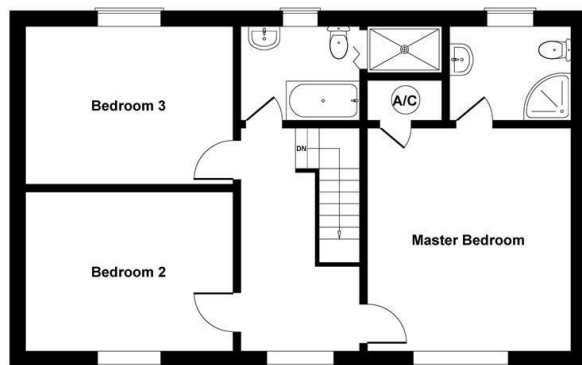


A feature of this property is the extensive plot having a large tarmacadamed area with ample parking being ideal for those with multiple cars or requiring room for a caravan, motorhome or trailer etc. The property is located on a corner plot with further lawned gardens to the rear and a secure fenced timber boundary.

### Heulwen Cribyn



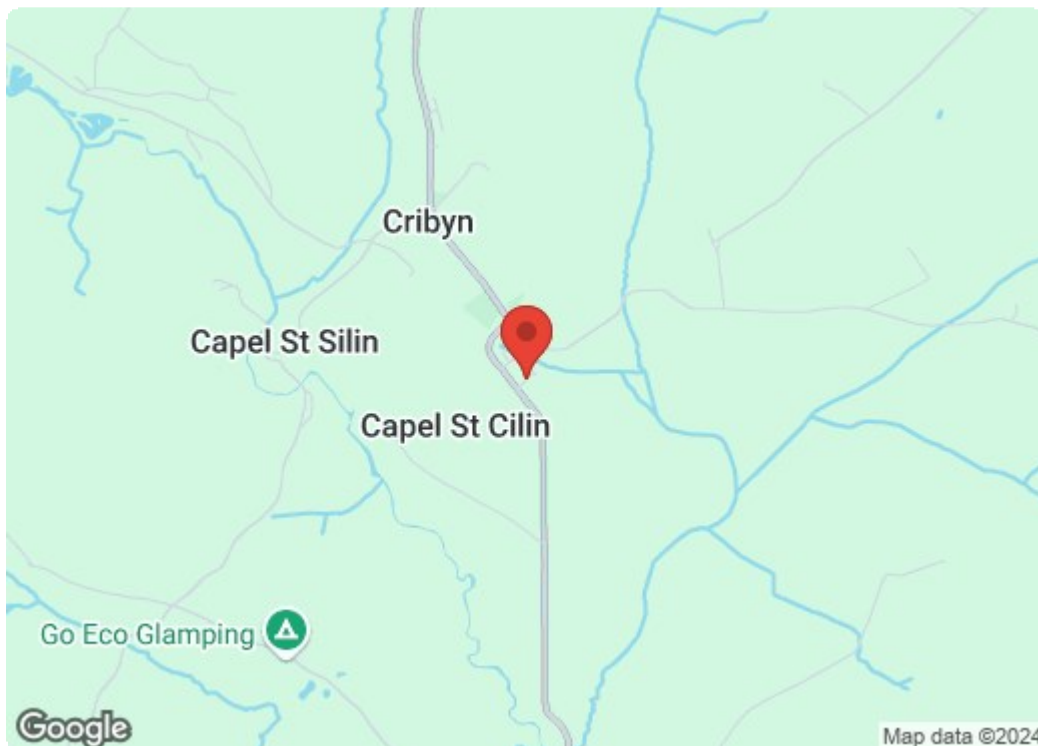
GROUND FLOOR



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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