



Derlwyn, Cribyn, Lampeter, SA48 7ND

Offers in the region of £290,000



CARDIGAN
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PROPERTIES

EST 2021



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Derlwyn, Cribyn, SA48 7ND

- Charming country cottage
- Three bedrooms
- Modern fitted kitchen
- Bathroom and shower room
- Timber cabin with power
- Pretty village location
- Lounge/diner with wood burner
- Ground floor WC/utility
- Off-road parking
- Energy Rating: E

About The Property

Looking for a charming country cottage with a lovely mix of character, modern touches and rural village living? This tastefully updated three-bedroom home in Cribyn offers cosy living space, a smart modern kitchen, off-road parking, an elevated rear garden and a timber cabin that would make a brilliant hobby room or home office.

Set in the pretty rural village of Cribyn, around five miles north of Lampeter, this delightful three-bedroom cottage has been tastefully modernised over the years while keeping plenty of the character that gives it such warmth. With off-road parking, an elevated garden, a useful timber cabin and countryside views from the front bedrooms, it has a lovely balance of cottage charm and practical day-to-day living.

The property is approached through gated access into the front yard, where slate paths and crushed slate areas create a smart, low-maintenance frontage. The red front door gives the house a classic cottage look from the roadside, and there is parking to the side for one vehicle.

The front door opens straight into the lounge/diner, a really appealing room with wooden flooring, exposed beams and a comfortable cottage feel. This space works well as both a sitting room and dining area, with enough room for sofas, a dining table and freestanding furniture. The fireplace is a standout feature, with a slate and tiled surround, wood-burning stove and a character bread oven to the side. There is also an original built-in glass-fronted cupboard, adding another period detail to the room. Stairs rise to the first floor from here, while steps and an opening lead through to the kitchen.

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Details Continued:

The kitchen has been recently updated and brings a much more modern feel to the rear of the house. It is fitted with matching wall and base units, wood-effect worktops, a sink and drainer, a Quooker boiling water tap, an eye-level AEG electric oven and grill, AEG induction hob with extractor over, tiled flooring and space for a freestanding fridge/freezer. It is a smart, well-planned kitchen that feels bright and practical, with a door leading out to the rear garden area.

Also off the kitchen is a handy WC/utility room, fitted with a toilet and wash hand basin, with space and plumbing for a washing machine. The oil-fired boiler is also housed here, serving the hot water and central heating.

On the first floor, the landing gives access to three bedrooms, a shower room and a bathroom. The two front bedrooms are both good-sized doubles, each with wooden flooring and lovely views over open countryside to the front. The third bedroom sits to the rear and is a

single room, looking out over the garden. This would work well as a child's room, occasional guest room, dressing room or study.

The bathroom is a particularly nice feature, finished with grey wall tiling, wood-effect flooring and a freestanding bath, along with a toilet and wash hand basin. There is also a separate shower room with a double shower, toilet and wash hand basin, which is a real plus for a three-bedroom cottage and makes the layout much more practical for family life or guests.

Externally:

Outside, a slate path leads around the side and rear of the house, giving good access to the back door and garden areas. Steps lead up to a slate patio where the timber cabin is positioned. This is a really useful extra space, fitted with power and lighting, double doors and currently used as a craft workshop. It would also make a lovely garden room, home office, studio or hobby space.

The rear garden sits elevated behind the house and is bordered by mixed tree hedging, giving it a green and tucked-away feel. There is a lawned garden area, two garden sheds to one side, one currently used as a wood store, and the oil tank is also located within this section of the grounds. A wooden gate to the far side gives access out to a track.

This is a beautiful country cottage with plenty of charm, a sensible layout and some lovely extras, particularly the timber cabin and elevated garden. A very appealing home for anyone looking for rural living without feeling too far removed from town facilities.

INFORMATION ABOUT THE AREA:

Cribbyn is a rural village not far from Cae Hir Gardens and approximately five miles from Lampeter, a well-known market town in the Teifi Valley. Lampeter has a good range of local services, including independent shops, cafes, a leisure centre, farmers market and everyday amenities, along with a strong sense of history as a university town. The wider area has a great network of walks and countryside routes, while the West Wales coast and the sandy beaches of Cardigan Bay are within driving distance.

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.

Lounge/Dining Room

14'3" x 23'8"

Kitchen

6'11" x 17'8"

W/C, Utility Area

6'10" x 4'4"





Landing
10'9" x 6'8" max, staggered

Bedroom 1
14'2" x 12'8" max

Bedroom 2
14'4" x 10'9"

Bedroom 3
9'7" x 7'10"

Shower Room
6'10" x 4'6"

Bathroom
9'9" x 7'8"

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 - The property has an
old right to draw water from a spring in a
neighbours field, however the spring is now
non existent and the property is on mains
water.

HEATING: Oil (also has a wood burning stove

in lounge)

BROADBAND: Connected - TYPE - Superfast -
current speed is 515 mbps download, 60
mbps upload . PLEASE CHECK COVERAGE FOR
THIS PROPERTY HERE -

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Poor/No
coverage - only available by wifi calling in
the house , 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 and
the property is now on mains water. 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 read the above information carefully. Please watch the full walk through video tour on our YouTube channel before arranging a viewing - <https://www.youtube.com/@cardiganbayproperties>

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/05/26/OK











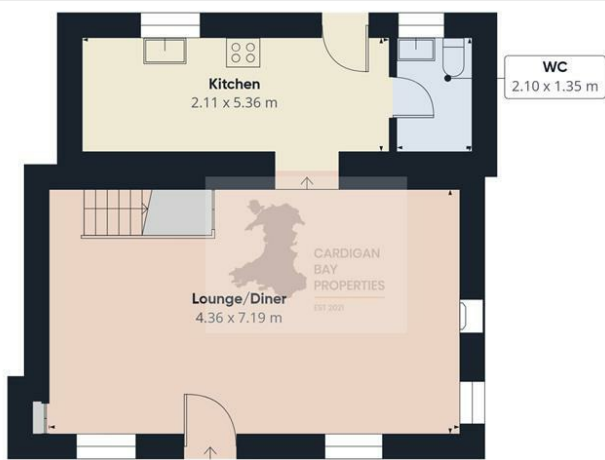


DIRECTIONS:

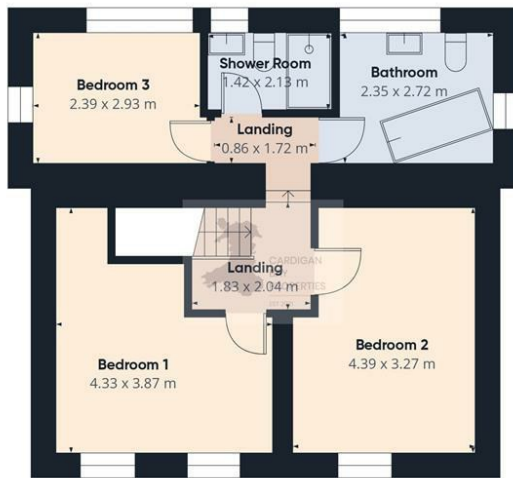
From Cardigan travel North on the A487, turn left at Synod Inn, then straight left again onto the B4338 continue on that road until you get to the village of Cwrt Newydd then left onto the B4337, continue on this road to the village of Cribyn, in the village pass the long straight, and turn left at the 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.

What3Words [///ember.angry.hatter](https://www.what3words.com/ember.angry.hatter)





Floor 0



Floor 1

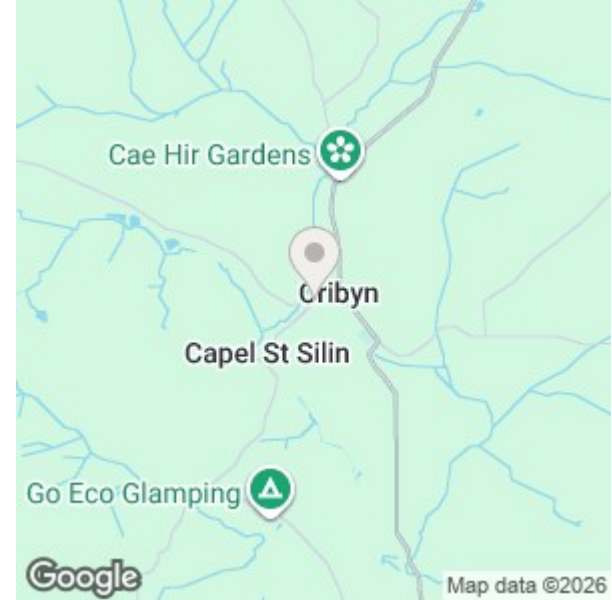


Approximate total area⁽¹⁾
94.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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 Claire on 01239 562 104 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

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