

Ref: 0awe69

Awen Deg, Cysgod-y-Gaer, Cribyn, Lampeter, Ceredigion, SA48 7LU

**A Superior Detached 6 Bed (3 En Suite) Residence
recently completed to a very high standard
with Capacious, Well Proportioned, Luxuriously Appointed Accommodation,
Attached Double Garage, Spacious Lawned Garden, Lovely Country Views to the Rear.
Favourable Semi-Rural Setting in a Select Cul-de-Sac at the edge of Cribyn Village.**

Lampeter 5 miles, Aberaeron (Coast) 10 miles, Aberystwyth 22 miles, Carmarthen (M4-link) 23 miles.



An excellent new home with impressive accommodation enjoying a delightful and convenient position in a small community of individual modern properties at the southern edge of Cribyn village. The property is of traditional cavity wall construction with rendered elevations and a slate roof, and has solid oak internal doors, full double glazing and oil-fired central heating, with underfloor heating to the ground floor. In brief:-

- Ground Floor:** Cloakroom, Lounge, large Conservatory, Kitchen/Dining Room, Utility Room, 2nd Cloakroom.
First Floor: Master Bedroom Suite with En Suite Bathroom and Dressing Room, Guest Bedroom with En Suite Shower Room, 2 Further Double Bedrooms, Family Bathroom.
Second Floor: 2 Further Loft Bedrooms, one with En Suite Shower Room.
Externally: Adjoining Integral Double Garage and Boiler Room/Workshop, sizeable forecourt with ample off-road parking space, and a spacious lawned garden to the rear with a lovely rural outlook.
Location: Cribyn village is surrounded by gently rolling countryside served by a network of country roads, and is only 5 miles from the ancient University and market town of Lampeter near the Cambrian Mountains, and 10 miles from the bustling resort of Aberaeron on the Cardigan Bay Coast. The larger towns of Aberystwyth and Carmarthen are both within about 23 miles, with excellent shopping, general hospitals and main line railway stations.

Offers in the Region of: £349,500 – No Onward Chain

A smart, modern home in the country ... ready to move into and enjoy ...



... with a rear outlook across open countryside



THE ACCOMMODATION:

Ground Floor –

ENTRANCE:	Open-fronted, slate-roofed porch and half glazed front door with window panels either side leading into the Entrance Hall.
ENTRANCE HALL:	17'8" x 7'9" (including stairwell). Staircase to the first floor, double oak doors leading into the Lounge, door into the Kitchen/Dining Room, and door at the rear into a walk-in cloaks cupboard with door off to Cloakroom.
CLOAKROOM 1:	6' x 4'. White suite comprising pedestal wash hand basin and close coupled W.C. Extractor fan.
LOUNGE:	24' x 14'11". Fireplace with slate tiled hearth. Dual aspect with window to the front and double fully glazed French doors opening into the Conservatory at the rear.
CONSERVATORY:	32' x 11'8". An impressive conservatory along the rear elevation, enjoying beautiful pastoral views across neighbouring pasture fields and rolling countryside beyond. Polycarbonate roof with ceiling light/fan, two sets of internal French doors (into the Lounge and the Kitchen/Dining Room), and double French doors opening out to the patio and garden.
KITCHEN/DINING ROOM:	21'6" x 14'11". A superb room with range of kitchen wall and base units, granite-effect work surfaces, 1½ bowl stainless steel sink unit with single drainer and mixer tap, integral concealed dishwasher and fridge/freezer, Rangemaster stainless steel cooker with ceramic hob and stainless steel chimney extractor hood above, tiled splashbacks, under-unit lighting and floor level lighting, ceiling downlights, pull-out larder cupboards, large central island with matching units incorporating two Hotpoint freezer drawers and two glass-fronted cold cupboards, ceramic tiled floor, ample space for dining furniture, window to the front aspect, and double fully glazed French doors at the rear leading into the Conservatory. Door through to the Inner Hall.
INNER HALL:	Ceramic tiled floor, door off to the Utility Room, door to Cloakroom 2, and door leading into the Double Garage..
UTILITY ROOM:	7'2" x 5'5". Base unit, stainless steel sink with single drainer, plumbing and space for washing machine and tumble dryer, sliding door into airing cupboard housing the hot water cylinder, ceramic tiled floor, window to the front aspect.
CLOAKROOM 2:	7'10" x 5'2". White suite comprising pedestal wash hand basin and close coupled W.C. Ceramic tiled floor, obscure-glass window to the rear aspect.
ATTACHED INTEGRAL DOUBLE GARAGE:	18'7" x 17'6". Electronic double-width up-and-over door to the front, access to loft space above, door into the Inner Hall, door at the rear into Boiler Room/Workshop.
BOILER ROOM/ WORKSHOP:	17'7" x 5'7". Housing the oil-fired boiler serving the central heating and hot water system. Two windows to the rear and half glazed external door to the rear.

Entrance Hall



Lounge



Conservatory





Kitchen/Dining Room







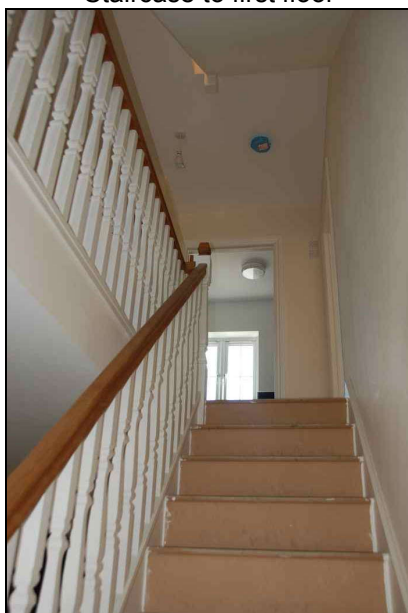
First Floor –

- LANDING:** 17'9" max. x 7'11". Staircase from the Entrance Hall leads up to the first floor landing with window to the front aspect, linen cupboard with radiator, doors off to the first floor accommodation, as follows:-
- MASTER BEDROOM 1:** 15' x 13'8" max. Window to the rear with particularly lovely country views. Door off to En Suite Dressing Room and Bathroom.
- DRESSING ROOM:** 10'7" x 7'9". Access to the loft, window to the front aspect and door to En Suite Bathroom.
- EN SUITE BATHROOM:** 7'9" x 6'5". White suite comprising bath with shower attachment and screen, pedestal wash hand basin, and close coupled W.C. Half tiled walls, chromium towel rail/radiator, extractor fan, obscure-glass window to the rear.
- GUEST BEDROOM 2:** 11' increasing to 14'11" max. x 11'10". Dual aspect with window to the side and window to the rear. Door into En Suite Shower Room.
- EN SUITE SHOWER ROOM:** 7'9" x 3'6". White suite comprising pedestal wash hand basin, close coupled W.C., and fully tiled shower enclosure. Chromium towel rail/radiator, extractor fan.
- BEDROOM 3:** 15' x 11'10". Window to the front aspect.
- BEDROOM 4:** 15' x 10'. Window to the front aspect.
- FAMILY BATHROOM:** 11'2" x 6'. White suite comprising bath with central mixer tap, pedestal wash hand basin, close coupled W.C., and tiled shower cubicle. Half tiled walls, chromium towel rail/radiator, window to the rear.

Luxury Family Bathroom



Staircase to first floor



Second Floor –

LANDING:

Stairs from the first floor landing lead up to the second floor landing with large Velux roof light to the rear and doors off to the loft rooms, as follows:-

BEDROOM 5:

19' x 14'8". Two Velux roof lights to the rear. Door into En Suite Shower Room.

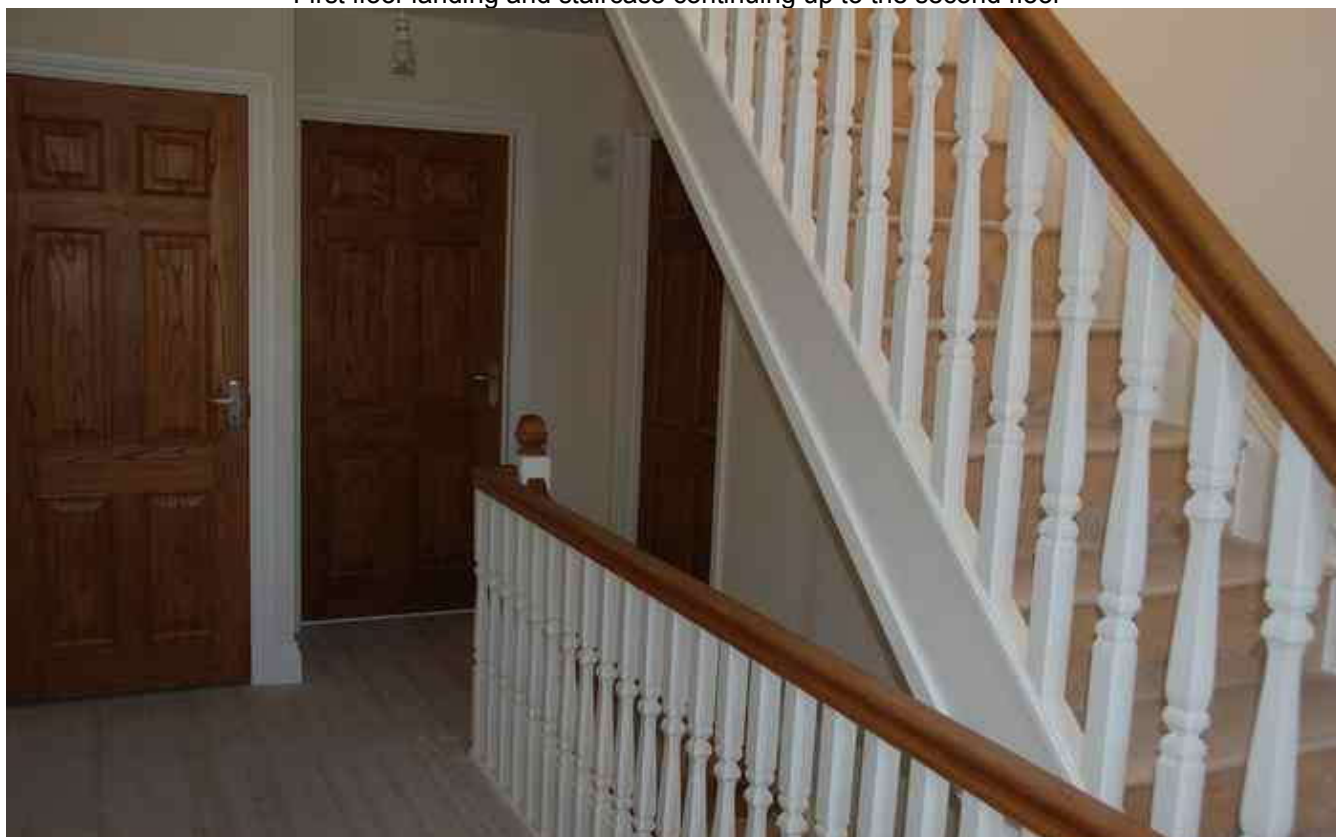
EN SUITE SHOWER ROOM:

7'5" x 5'2". White suite comprising pedestal wash hand basin, close coupled W.C., and fully tiled corner shower enclosure. Chromium towel rail/radiator, extractor fan.

BEDROOM 6:

14'11" x 14'8". Two Velux roof lights to the rear.

First floor landing and staircase continuing up to the second floor



THE APPROACH:

The property is approached along a no-through tarmacadamed road serving a handful of properties. The cul-de-sac is called Cysgod-y-Gaer and turns off the B4337 road that runs through Cribyn village.

The property has a wide entrance off the road, leading into a large tarmacadamed forecourt allowing ample parking and turning space.

GARDENS:

The property occupies a generous footprint, all enclosed by timber fencing, with a lawned rear garden and patio with outside lighting– enjoying tranquil rural aspects, with grazing horses in neighbouring pasture and rdling landscapes beyond.

There is easy access all around the house via a paved footpath and wide gravelled areas at each side.

The whole is very smart and easy to maintain. The rear garden is a lawned “blank canvas” and could easily accommodate cultivated beds if required.

LOCALITY:

Cribyn is a small quiet village and scattered rural community to the north-west of Lampeter. There is a Fishery just outside the village westwards, with a large coarse fishing lake, situated near the minor river Grannell (a tributary of the Teifi river). In a northerly directions are hillside gardens, open to visitors, with a selection of gardens including bonsai and water gardens. The B4337 runs through the village and a network of country lanes connect to other rural hamlets and villages. There are several cross-country paths and bridleways in the general locality.

Lampeter is only 5 miles south-easterly, a traditional market town in the Teifi River Valley, providing a good selection of shops, main post office, a leisure centre with swimming pool, cafes, restaurants and pubs, doctors and dentists, primary and secondary schools, and a university. The University of Wales at Lampeter is the oldest in the country (1822) and the smallest in Britain, occupying a beautiful setting in the foothills of the Cambrian Mountains. Lampeter’s summer events include a Food Festival, the Rhys Thomas James Eisteddfod, the Drovers Arts Festival, and a Carnival.

Cilgwyn Golf Club is about 9 miles north-easterly near Llangybi village – an enjoyable 9-hole, level parkland course with putting green and practising area.

Aberaeron is 10 miles north-westerly on the Cardigan Bay coast – with its elegant, brightly painted houses, sparkling water and picturesque harbour, this charming Georgian seaside resort is sometimes known as the “Jewel of Cardigan Bay”. Serving the rural communities of the area, the town offers good shopping and craft centres selling local produce, plenty of pubs and eateries, primary and secondary schools, doctors and dentist, leisure centre, swimming pool, 9-hole pitch & putt golf course, sailing club, regattas, and delightful walks and cycle rides. Boat trips are available out into the bay to view the rugged coastline and marine wildlife. The Llanerchaeron Estate is on the outskirts of town in the lovely Aeron valley, managed by the National Trust and open to visitors in season. New Quay is just along the coast, hugging the hills overlooking the Bay, with terraces of narrow streets, pubs and restaurants, sheltered harbour, sandy beaches, and cliff top walks. Cardigan Bay is famous for its marine life, including dolphins, porpoises, grey seals, and variety of sea birds.

Inside the Garage











Part of a small semi-rural community becoming established at the edge of a popular village



SERVICES:

We understand that the property is connected to mains water and mains electricity, and has a private drainage system. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX:

To be advised.
(Ceredigion County Council)

FIXTURES & FITTINGS:

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING:

**Only by prior appointment with the Sole Selling Agents –
PROFILE HOMES
Tel: 01550 777790
Email: contact@profilehomes.com
Website: www.profilehomes.com**

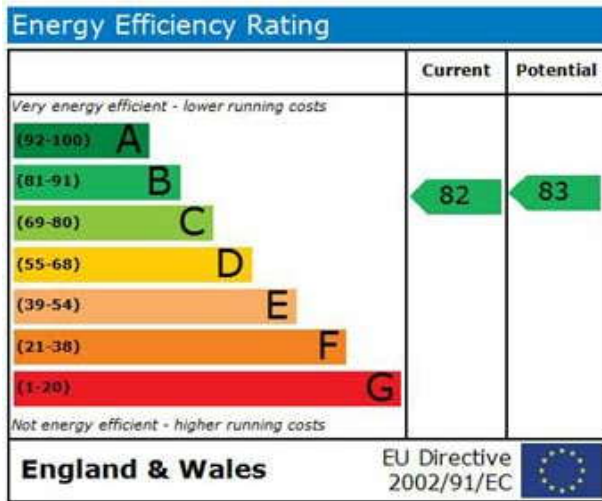


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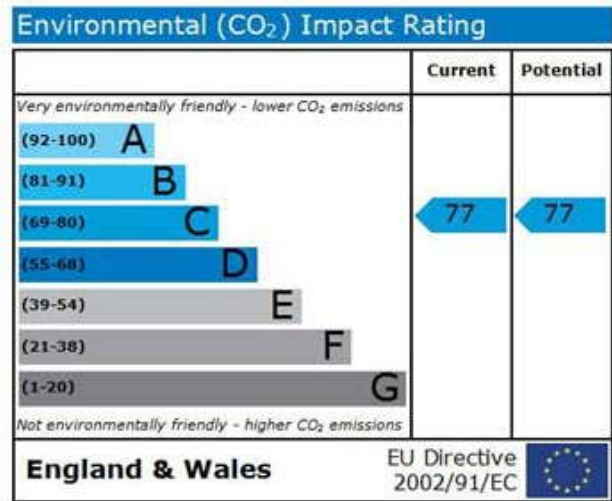


www.upmarketpropertywales.com

ENERGY PERFORMANCE:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

NOTES:

PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

PROFILE HOMES

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