

Ref: 0gol47

Golwg Y Dyffryn, Llanwenog, Near Llanybydder, Ceredigion, SA40 9UZ

**Attractive 4 Bed Detached Chalet Bungalow in Picturesque Teifi Valley Village
Car Port, Delightful Gardens with Terrace and Country Views
Very Favourable Quiet Situation within Easy Driving Distance of Town Amenities**

Llanybydder 2½ miles, Lampeter 6 miles, Llandysul 7½ miles, Newcastle Emlyn 13 miles, Coast 14 miles.



Situated in a very quiet, elevated cul-de-sac, this smart residence with Tyrolean-rendered elevations and a slate-effect roof was, we understand, built in 2000 and offers a comfortable and spacious family home or possibly a buy-to-let opportunity for interested parties. The property has the benefit of wood-framed double glazing throughout, oil-fired central heating, and light and airy, well presented accommodation comprising:-

Ground Floor: Entrance Hall, Reception/Dining Room, Lounge, Kitchen/Breakfast Room, Utility Room, W.C., Master Bedroom with En Suite Shower Room, Double Bedroom, Bathroom.

First Floor: 2 further Double Bedrooms.

There is an attractive Car Port to one side and landscaped gardens to the rear with a secluded tiered terrace and views across the valley countryside.

The charming village of Llanwenog is set on a gentle hillside overlooking the Teifi Valley countryside, with a Grade 1 listed stone church and a primary school. The small market town of Llanybydder is 2½ miles away with good local amenities including a doctor's surgery and primary school, whilst the traditional town of Lampeter is 6 miles distant with fuller amenities, including a comprehensive school and University. There are numerous places of beauty and interest to visit within easy driving distance, including the Teifi River Valley, the Cambrian Mountains, Brechfa Forest, and the Cardigan Bay Coast.

Price Guide: £169,500 – No Onward Chain



THE ACCOMMODATION COMPRISES:

Ground Floor –

The ground floor is slightly split-level, with light, high-ceilinged rooms.

ENTRANCE HALL:

12' x 7' (including stairwell). A half glazed front door leads into the Entrance Hall, with window to the front aspect, step up to landing with door off to the Bathroom and staircase up to the first floor, door off to the Master Bedroom, and glass-panelled door leading through to the Reception/Dining Room with access to the Lounge.

RECEPTION/DINING ROOM:

10'2" x 9'10". Door into large understairs storage cupboard, door off to Bedroom 2, door through to the Kitchen/Breakfast Room, and wide opening and four steps down to the Lounge.

LOUNGE:

17'2" x 14'10". Fireplace with marble hearth and backdrop, timber mantel and surround, and a coal-effect LPG gas fire. Dual aspect with window to the rear and fully glazed French doors to the side aspect leading out to the tiered terrace and gardens. There are lovely country views to the rear and side.

KITCHEN/BREAKFAST ROOM:

15'5" x 12'. Range of medium-oak wall and base units with marble-effect work surfaces, stainless steel sink unit with twin drainers, cooker control point and space for an electric oven, tiled splashbacks, space for refrigerator, storage cupboard, airing cupboard, dual aspect with window to the rear and window to the side. Door into the Utility Room.

UTILITY ROOM:

9'10" x 6'10" max. (L-shaped). Base unit with marble-effect work surface, stainless steel sink unit with single drainer, tiled splashbacks, plumbing and space for a washing machine, space for a tumble dryer, matching wall cupboard and electricity consumer unit, Grant oil-fired boiler serving the central heating and hot water system, window to the side and half glazed external door to the side, and door off to W.C.

W.C.:

Close coupled W.C., obscure-glass window to the front.

MASTER BEDROOM 1:

10'7" increasing to 13'7" x 11'10". Accessed from the Entrance Hall. Window to the front aspect, door into En Suite Shower Room.

EN SUITE SHOWER ROOM:

6'8" x 2'7". Fully tiled shower enclosure with Galaxy electric shower unit, close coupled W.C., obscure-glass window to the front aspect.

BEDROOM 2:

10'6" x 9'10". Accessed from the Reception/Dining Room. Window to the rear aspect with garden and country views.

BATHROOM:

7'10" x 6'. Accessed off the Entrance Hall. Pale cream suite comprising panelled bath, pedestal wash hand basin, and close coupled W.C. Half tiled walls, extractor fan, obscure-glass window to the front aspect.

First Floor –

LANDING:

Staircase from the Entrance Hall leads up to the first floor landing, with Velux roof light to the rear and doors off to the two further bedrooms.

BEDROOM 3:

15'2" x 13'. Eaves storage space, window to the side aspect with a very pleasant outlook across neighbouring properties to the countryside beyond.

BEDROOM 4:

12'9" x 13'. Eaves storage space, window to the side aspect with far reaching rural views. Ample power points – this room has been used as a home office.

From the Entrance Hall, the Reception/Dining Room with steps down to the Lounge



Lounge



Kitchen/Dining Room





Master Bedroom 1



Bathroom



First Floor Bedroom 3



EXTERNALLY:

THE APPROACH:

The property is approached along a country lane and then into a small, quiet, unadopted, tarmacadamed cul-de-sac known as Brynawelon, which has a handful of other similar style properties on both sides. Golwg y Dyffryn is at the end of the cul-de-sac with a tarmacadamed drive-in and five-bar gated vehicular entrance into the **Car Port**. A pathway leads to the front door and there is also access to the side door.

Access to the A475 Lampeter-Newcastle Emlyn road is only a few minutes away by car.

GARDENS:

The property's landscaped garden is mainly to the rear, with a wealth of specimen trees and shrubs including elegant silver birches, giving colour and interest all year round and attracting a variety of garden birds. Near the house is a spacious tiered terrace for relaxing and enjoying the views – the side patio is a secluded sun trap – and there is a standard-size Greenhouse. A screening shrubbery border runs all along the front of the house and to the side, and there is a low wall and some trellising.

The garden has a lovely light woodland feel and the rural views are an added natural feature, reaching far across the lush green Teifi Valley countryside to the distant Cambrian Hills.





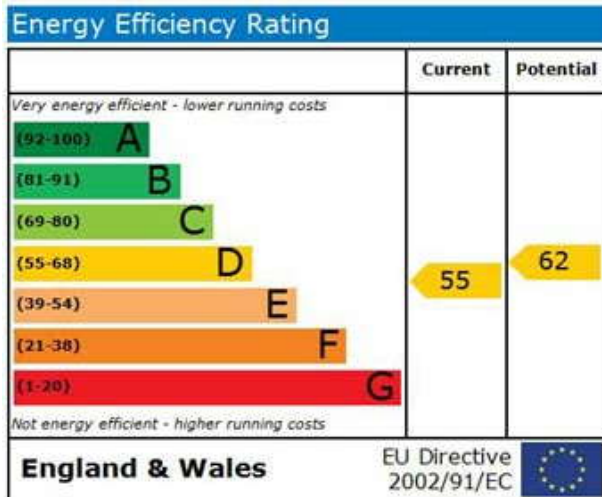




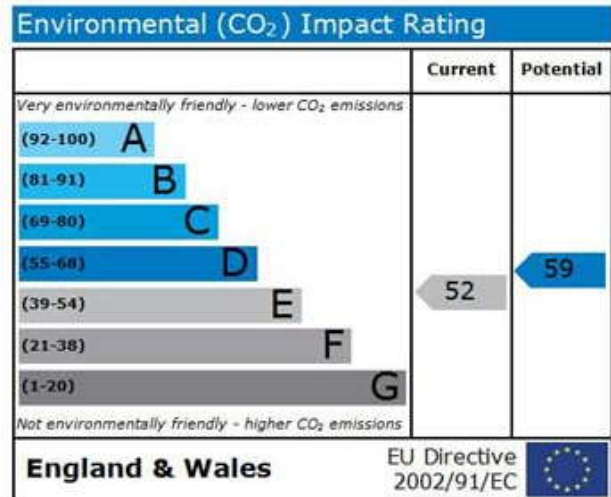


- SERVICES:** We understand that the property is connected to mains water, mains electricity, and mains drainage. The residence has oil-fired central heating and LPG gas connection for the hob and the fire. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.
- COUNCIL TAX:** We are informed that the property is within Council Tax Band "E" (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
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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.

THE LOCATION:

Approximate Distances:

Llanybydder 2½ mile south-easterly, Lampeter 6 miles north-east, Llandysul 7½ miles south-west, Newcastle Emlyn 13 miles south-west, New Quay 14 miles north-westerly, Aberaeron 14½ miles north, Carmarthen 18½ miles south with A48/M4-link road, Cardigan 22 miles west, Aberystwyth 26½ miles north, Fishguard Ferry Service (to Cork) 40 miles west, Swansea 44 miles southerly, Cardiff 77 miles south-east.

Schools:

Llanwenog's Primary School is on the far side of the village. Llanybydder also has a Primary School. Lampeter provides Primary and Comprehensive schools and a University.

The property is situated in Llanwenog, a picturesque hillside village with superb views across the Teifi valley and quick access to the A475 Lampeter-Newcastle Emlyn road. It is a quiet rural community with a church dedicated to St. Gwenog and a primary school. The church is Grade 1 listed (of exceptional interest), being the most complete medieval church in Ceredigion. The origins of the building are believed to date back to the 13th century, although it was enlarged in the 15th century. The font is believed to be 12th century. The church tower has been carefully restored over a period of years from the 1980s.

Llanybydder is 2½ miles from the property south-easterly, near the River Teifi, with access to the A485 main road (Aberystwyth-Tregaron-Lampeter-Carmarthen). This small market town is famous for its monthly horse fairs held at the market on the last Thursday of each month and offers good local amenities including a convenience store, post office facilities, and various individual shops and businesses, doctor's surgery and chemist shop, pubs and eateries, primary school, rugby team and fishing clubs. East of Llanybydder, Mynydd Pencarreg is a prominent feature of the landscape, rising quite steeply from the valley floor (the highest point being about 415m) and there are paths and tracks to explore the area. Llyn Pencarreg is a lake a couple of miles north-east of the town, being a haven for a variety of ducks and other water fowl, especially important for overwintering birds. To the south Mynydd Llanllwni reaches some 408 metres in height, beyond which stretches the vast **Brechfa Forest**, with walks and trails for horse riding and mountain biking (a stage of the Rally of Great Britain takes place here).

Lampeter is 6 miles north-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 oldest in Wales (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. The Welsh language and culture thrive in this small but busy town. Nestling on the border of Ceredigion and Carmarthenshire, Lampeter is the centre of a network of country walks along paths, bridleways and quiet roads.

Llandysul is 7½ miles south-west of the property, a small market town on the banks of the Teifi, with a selection of shops, cafe and delicatessen, pubs, and swimming pool. Canoeists come to ride the foaming rapids near here. Before electricity, the rushing waters of the Teifi and its tributaries drove many waterwheels in this region, serving wool and flour mills. A working woollen mill can be seen at the **National Woollen Museum** at Drefach Felindre, about 12 miles to the south-west of the property, known as “the Huddersfield of Wales” in the 19th Century.

Newcastle Emlyn is 13 miles south-westerly, also by the Teifi, a quaint old market town with a good variety of individual shops including antique, craft and book shops, as well as a theatre and art gallery, restaurants and cafes, hotels and plenty of pubs. The ruins of an ancient castle overlook the river – probably founded around 1240, and the only native Welsh castle built of stone in this region.

Cilgwyn Golf Club is 11 miles from the property north-easterly near Llangybi village – an enjoyable 9-hole, level parkland course with trees, streams and ponds. There is a putting green and practising area.

The Teifi Valley offers delightful places to visit and abundant wildlife. The **Teifi Valley Steam Railway** is 10 miles south-west of the property, whilst the **National Coracle Centre** is 16 miles to the south-west at Cenarth, the centre of coracle fishing for centuries. The beautiful **Cenarth Falls and Salmon Leaps** are nearby, as well as a 200 year old bridge, a 17th Century flour mill, and a riverside walk and nature trail. Cenarth hosts a river festival each summer. Travelling along the valley to the west, **Cilgerran Castle** is 22 miles from the property, on a rocky outcrop overlooking the Teifi, with walks leading down to the riverside. Managed by the National Trust, the 13th Century castle is ruinous, although two large towers still remain. Cilgerran famously hosts annual coracle races in the summertime, an event which began in 1950. The town was once renowned for the high quality slate that was mined in the area and exported via Cardigan. **The Teifi Marshes Nature Reserve (Welsh Wildlife Centre)** is a couple of miles north-west of Cilgerran, near Cardigan – a superb, 264 acre wildlife site providing habitats for a variety of flora and fauna among the meadows, woodland, reed beds and marshes, including water buffalo, otters, water voles, kingfishers, waders, geese, ducks, red kites and buzzards. There is a wood and glass visitor centre near the river, offering panoramic views. **The River Teifi** flows from its source lake 1500 feet up in the Cambrian Mountains to journey down over 70 miles to its estuary at Cardigan. The river forms the boundary between Ceredigion and Carmarthenshire and is popular with fishermen (subject to permits) and canoeists.

Tregaron is in the upper part of the Teifi Valley, some 16½ miles north-east of the property, at the fringe of the Cambrian Mountains, being a walking/cycling/fishing/bird-watching tourist centre and Ceredigion’s smallest town. There is a Red Kite Centre and a Welsh Gold Centre where goldsmiths can be watched at work. Just north of town is the remarkable **Cors Caron National Nature Reserve** (Tregaron Bog) by the Teifi, a huge red-tinged marshland, supporting a wide variety of birds (including red kites) and other flora and fauna, offering walks and information boards. It is one of Europe’s largest peat bogs and an important wetland reserve. Further into the uplands, **Strata Florida Abbey** is 21 miles north-east of the property on the banks of the Teifi, dating back to the 12th Century – the ‘Westminster of Wales’ – where many Welsh princes are buried. The Cistercian monks controlled the economy of this region in the Middle Ages. The Cambrian Way Footpath can be accessed near Strata Florida, offering great ridge walking.

The Cardigan Bay Coast is within easy driving distance, famous for grey seals, bottlenose and common dolphins, porpoises, abundant bird life, exhilarating walks, sandy beaches and delightful coves and harbours.

New Quay is about 14 miles north-westerly from the property, hugging the hills overlooking the bay, with terraces of narrow streets and delightful houses, and a selection of shops, pubs and restaurants. With its sheltered harbour and wide, sandy beaches, New Quay is popular with holidaymakers as well as sailing and water sports enthusiasts. The New Quay Cliff Walk climbs steeply above the town giving fabulous, far reaching views from the top. Regular boats leave the harbour for dolphin-watching trips, as these delightful creatures have become quite a tourist attraction.

Aberaeron is 14½ miles northerly, a Georgian port town at the mouth of the River Aeron on the coast between Aberystwyth and Cardigan, with elegant, brightly painted houses, many of which are listed, and a picturesque harbour. This charming town offers good shopping and craft centres selling local produce, plenty of pubs and eateries, primary and secondary schools, leisure centre, swimming pool, 9-hole pitch & putt golf course, regattas, concerts, festivals, carnival, and delightful walks by the river and along the cliffs. **The Llanerchaeron Estate** is located on the outskirts of town in the lovely Aeron valley, a National Trust property with a fine, late 18th Century mansion house designed by John Nash, walled gardens with glass houses, range of historic outbuildings, and extensive grounds.

Carmarthen is 18½ miles south, with traditional shops and bustling markets as well as modern shopping amenities including well known high street stores, multi-screen cinema, university college, heritage centre, general hospital and golf course on the outskirts. The town is served by good rail links through Swansea to Cardiff/London, and main roads radiate out to all regions, including the A40, **A48-M4 Link**, A484 and A485. The ruins of a Roman Amphitheatre can still be seen and the remains of a Norman castle overlook the town and the river. The celebrated **National Botanic Garden of Wales** is about 7 miles east of Carmarthen, featuring the Great Glass House designed by Norman Foster.

Aberystwyth is 26½ miles north, the main holiday resort and administrative centre for the west coast and home to the National Library and a university, as well as a wide promenade and a marina, good shopping amenities, general hospital, arts centre, cinema, etc., and a golf course at the edge of town. Aberystwyth has a main line railway station as well as a coach/bus station. Trains run to Shrewsbury and Birmingham.

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.

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