



COED CEIRIOS

Cilcennin | Lampeter | Wales | SA48 8RR

FINE & COUNTRY

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Coed Ceirios in Cilcennin, Lampeter offers a superb opportunity to purchase a non-estate four bedroomed detached property situated in a semi rural, yet convenient location in the sought after village of Cilcennin.

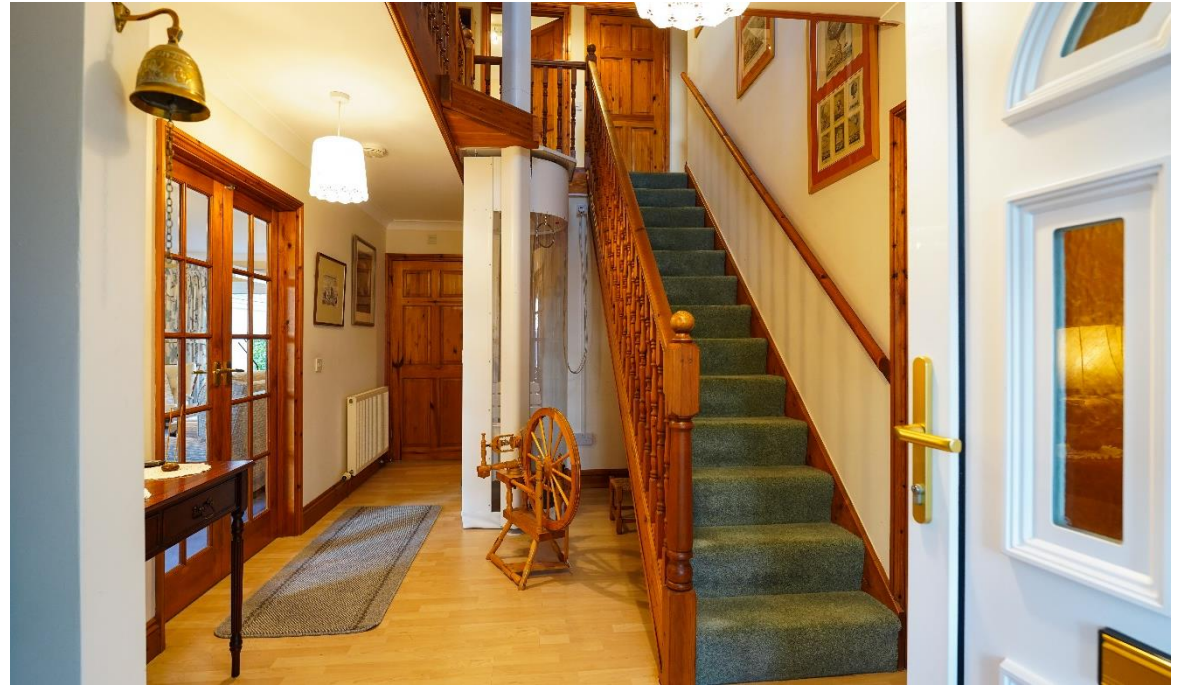
This well proportioned property offers spacious accommodation, including a good sized lounge which is dual aspect with excellent views to front and rear and a fitted gas fire. The dining room is front aspect again with good views over the front garden. There's a spacious kitchen / breakfast room with views over the rear garden and fields beyond. There is a good size utility room off the kitchen.

Additionally, the four bedroom accommodation offers spacious bedrooms, the master bedroom boasting an ensuite shower room. There is a refitted main bathroom, a large airing cupboard and a spacious landing. The property has been adapted to include a useful and unobtrusive two person lift from the ground to the first floor.

Throughout the property, there are double glazed windows and a good standard of presentation. Outside there are well stocked gardens. Extensive driveway parking leading to a good sized garage (19'6"x15'9") to the side, offering workshop area with light and power.

The property is heated via LPG gas central heating, offers septic tank drainage and is located close to both Aberystwyth and Lampeter as main market towns.

Viewing highly recommended to appreciate the accommodation on offer in this sought after village location.



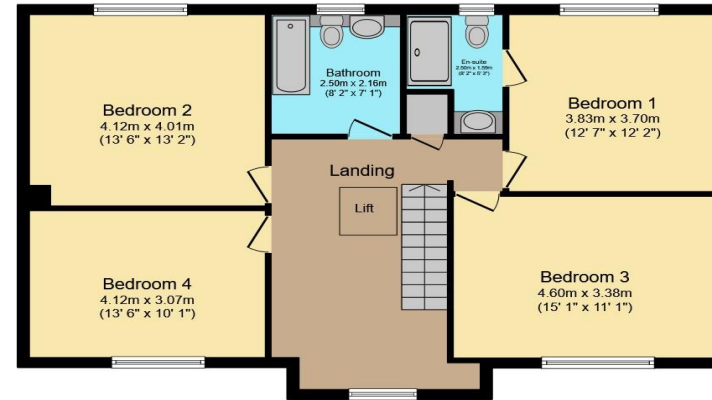




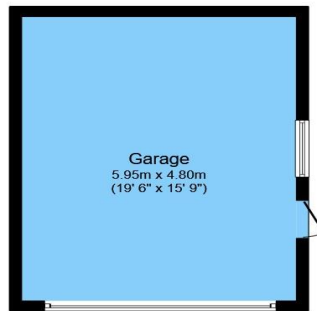




Ground Floor



First Floor



Garage

Total floor area 210.0 sq.m. (2,260 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com



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