



CARDIGAN
BAY
PROPERTIES

EST 2021

Aneddwen, Lampeter, SA48 7LJ
Offers in the region of £700,000





Aneddwen, Llanwnnen, SA48 7LJ

- 4 bed, 3 bathroom detached house
- Beautiful, far reaching views to the front and side
- Handcrafted, Welsh Oak features throughout
- Ample off-road parking for up to 10 vehicles
- Central Vacuum System installed
- Unique, personally designed property in 0.90 acre grounds
- Convenient location, close to the historic town of Lampeter.
- Underfloor heating throughout
- Heat Recovery System
- Energy Rating:

About The Property

Set in a commanding position, within the picturesque village of Llanwnnen, near Lampeter, in just under an acre of grounds, with stunning, panoramic views across to the Llanllwni Mountain range, this spectacular, individually designed property is offered for sale for the first time since its construction in 2003, offering a unique living experience. Boasting three reception rooms, four double bedrooms, two en-suites and a family Jack and Jill bathroom, this personally designed property is a true gem, there is nothing quite like it in this area!

Quality is evident from the moment you step onto the grounds. With Penrhyn Welsh slate roof tiles, Welsh slate external windowsills, seam free aluminium guttering, Quartz resin paths and patio areas. Once inside, you'll be greeted by the handcrafted Welsh oak staircase, kitchen, bedroom, and cloakroom units, adding a touch of elegance to the home. Welsh Oak flooring on most of the ground floor and engineered oak wood flooring on most of the first floor with Welsh Oak skirting. The underfloor heating set in screed throughout, complemented by cast iron radiators in the bathrooms, ensures warmth and comfort during the colder months. And the built in Central Vacuum System making hoovering the house a dream, not a chore!

The rural village of Llanwnnen runs along the A475 and gives access to both Lampeter (3.1 miles away) and Carmarthen (20 miles). Lampeter is a market town in the Teifi Valley. It has an interesting history as a university town, provides services for a wide area including independent shops, cafes, leisure centre and farmers market etc with a great network of walks to enjoy and all within easy driving distance of the west Wales coast of Cardigan Bay and it's many pretty, sandy beaches. The owners have informed us that there is a bus service approx. every 2 hrs to the town of Carmarthen, and a bus service every 2 hrs to the town of Lampeter and Aberystwyth Town (please refer to bus timetables to confirm exact times)

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Details Continued:

Entry into the property is via a ramped or step access into the front porch, with tiled floor and door into the entrance hall. The welcoming entrance hall has stairs to the first floor, a useful coat and boot room, understairs cupboard, and doors into...

The kitchen, with vaulted ceiling, has been created to offer a space to enjoy your breakfast to the front of the property so that you can take in the breathtaking views while you sip your morning coffee. The bespoke units have been hand crafted using Welsh Oak with matching wall and base units with granite worktops over and pull-out end columns for spice or towel storage. A movable island makes food prep an ease, with a Neff gas hob and also an Alpha Range which not only covers your cooking and baking needs but also doubles as the central heating and hot water boiler with zoned off controls. There is space for an American style fridge/freezer and space and plumbing for a dishwasher, and a sink with drainer. A door leads from here into the utility room and the side porch. The side porch gives access to the side of the property, a storage cupboard (which houses the Central Vacuum System tank) and the walk-in pantry (with Belfast sink, granite worktop and shelving). The utility room has

hand built painted pine units with granite worktop over, an eye level electric oven, space and plumbing for a washing machine, a corner cupboard housing the hot water tank, a sink with drainer, a hair washing sink, double doors into a walk-in shower, and a door out to the rear of the property.

Back in the hall double doors lead to the spacious lounge, with stone fireplace with a stone hearth, which could be fitted with a log burning stove or used as an open fire if desired or kept using an electric fire as present. A bay window to the front offers views and the feature rustic beams offer character. Double doors lead into the conservatory. The conservatory wraps around the side of the property with tiled flooring, windows overlooking the side garden, double doors out to the rear garden and double doors into the ground floor guest bedroom.

The guest bedroom (also accessed off the hall) is a very generous sized room with ample space for a double bed and a single bed, with windows looking out to the rear garden and a door leading into the fully accessible en-suite wet room. The wet room has a walk-in shower with a power shower with side jets, a toilet, wash hand basin and bidet. Back in the hall a door

leads to; the dining room, with a door leading out to the rear garden, a serving hatch to the kitchen, and a feature fireplace (currently housing an electric fireplace); and another door to the ground floor cloakroom, with rustic hand-crafted Welsh oak vanity wash unit with hand basin, and a toilet. There is also another cupboard in the hall with shelving and houses the underfloor heating manifolds for the ground floor.

Details continued:

On the first floor is a roomy landing with windows looking out to the front and the views beyond, with an airing cupboard (housing the underfloor heating manifolds for the first floor and shelving) and doors to three bedrooms and the family bathroom. All three bedrooms are doubles. Bedroom 1 to the front has the feature of the Apex of the room with two Velux windows on each side and a central window offering fabulous views to the front. Pull down ladder gives access to a mezzanine area which is perfect for storage and also leads into the attic space (where the heat recovery system is housed). Bedroom 2 is the master bedroom with hand built Pine cupboards, vaulted ceiling with a part mezzanine storage area, window overlooking the beautiful rear garden, 4 Velux windows, and a door leading to the dressing area and en-suite. The dressing area has a built-in cupboard and wardrobe. The en-suite has tiled flooring, a roll top bath, toilet, wash hand basin and bidet.

Bedroom 3 has a window overlooking the rear garden and a door into the Jack and Jill family bathroom. The family bathroom (Jack and Jill) has a roll top bath, toilet, wash hand basin and bidet.

Externally:

Access to the property is off the A475 onto its own tarmac driveway, flanked on both sides with beautifully landscaped wide lawn borders with feature ornamental stones intermingled with various shrubs, plants and flowers and a small pond which catches your eye as you arrive. The property sits on 0.90 acres of ground, one of the standout features of this property is the panoramic views it offers across the Llanwni mountain range. Moreover, the thoughtful design of this house, built to follow the natural rotation of the sun, means that every corner benefits from warmth and light, creating a bright and welcoming atmosphere throughout. Parking will never be an issue with ample off-road parking for 10 cars and a double garage, providing convenience for you and your guests.

The drive leads to the detached garage found at the rear of the property. The detached garage is split into, a side hall, with doors off to; a shower room (with shower, toilet and wash hand basin); a rear workshop, with wall and base units, a sink with hot and cold water, space and plumbing for a washing machine; and a double garage with electric up and over door, power and lighting. On the first floor (accessed over a bridge off the upper garden level) is a full-length room which is fully boarded, with two Velux windows, perfect as a kids play den (restricted head room). To the outside there is a Belfast sink, and space to add in a seating area. This building lends itself well for conversion to a granny annex or holiday let

accommodation (subject to planning consents).

To the rear of the house is a patio area with Quartz resin flooring, perfect for entertaining and outside dining. From here steps lead up to the timber-built Sun house, with Frech doors, power and lighting, and decked area to the front. To the side is another room housing a toilet and wash hand basin, and a drain is in place to install and shower if needed.

The rear garden is mainly lawn with mature shrubs and plants, towards the top is a veg growing area with ample space for all types of veggies. Further up again is an archway through to the top part of the garden where there is more space for veg growing or the installation of a polytunnel if desired, there are also two garden sheds up here and beautiful views over the fields beyond.

The views from the top of the garden are remarkable and must be viewed to fully appreciate. If you are looking for a home that combines craftsmanship, comfort, and stunning views, this unique property in Llanwnnen is the perfect choice for you.

Porch

10'10" x 3'5"

Entrance Hall

17'5" x 18'0" max

Coat & Boot Room

3'5" x 5'8"

Kitchen/breakfast room

24'11" x 11'9" max

Utility Room

7'8" x 12'6"

Shower Room

4'11" x 2'9"

Side hall

4'8" x 3'6"

Pantry

4'8" x 6'0"

Lounge

20'4" x 16'3" + bay

Conservatory

27'0" x 10'5" max

Dining Room

13'5" x 14'11" max

Guest Bedroom 4

17'10" x 16'3"

Accessible Wet Room

8'10" x 6'7"

Cloakroom

6'1" x 4'7"





Landing
17'10" x 12'9" max

Bedroom 2
9'10" x 14'9"

Master Bedroom
17'11" x 14'5"

Dressing Area
6'11" x 4'2"

En-suite
9'9" x 7'11" max

Bedroom 3
15'1" x 10'1" max

Jack and Jill Bathroom
10'1" x 7'3" max

Double Garage
17'7'0'1" x 19'2"

Hall
4'3" x 3'7"

Shower Room
6'7" x 4'3"

Workshop
10'8" x 14'8"

Store Room
29'4" x 10'6"

Two skylights, door.

Sun Room
12'4" x 10'11"

Outside WC
5'8" x 3'3"

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY
BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: G - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking/ Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil ALPHA Range cooker/boiler servicing the hot water and central heating. The property also has a Heat Recovery System which takes air out of the kitchen/bathroom/en-suite/Utility room and redistributes it around the house.

BROADBAND: Connected - TYPE - Superfast / Standard - up to 80 Mbps Download, up to 20 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: Signal Limited, 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 there are none that they are aware of.

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 property has ramp access to the front door and accessible ground floor bedroom with wet room en-suite.

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.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> - we will also ensure you are aware of this when you make your offer on a property.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. Documents required for this will be a valid 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 any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE

APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only.

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.

HW/HW/05/24/OKTR









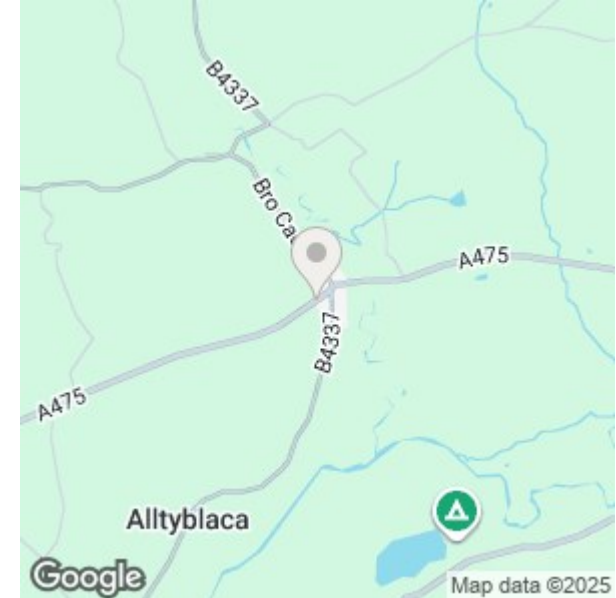
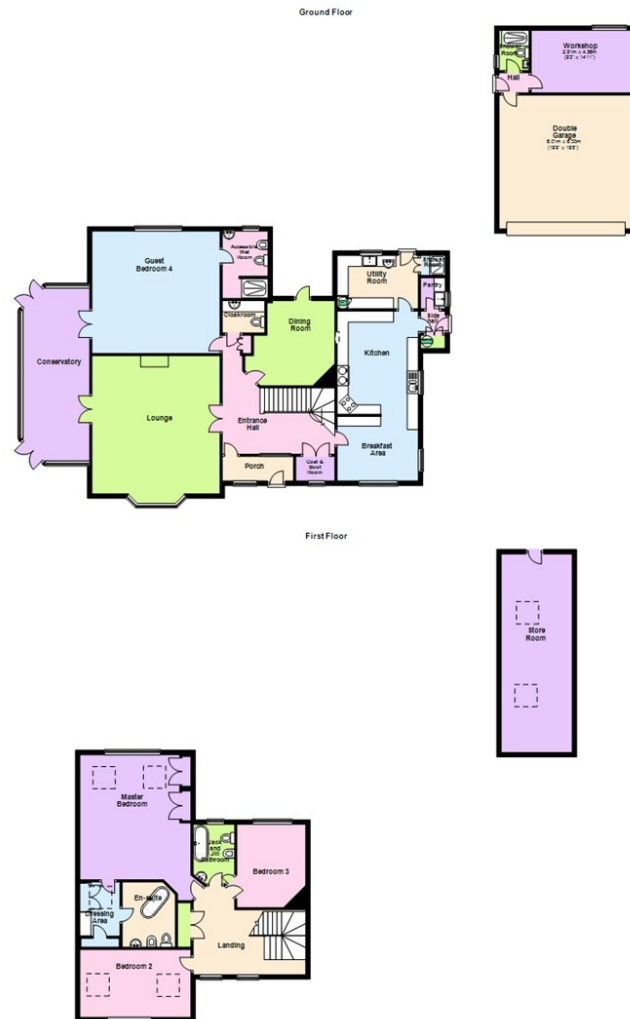




DIRECTIONS:

From Cardigan head out on the A484 heading to Newcastle Emlyn. Just as you leave Cardigan turn left where the road forks onto the "Old Cardigan Road" the B4570. Follow this road to Cwmcou. Turn right at the T junction to Newcastle Emlyn. From Newcastle Emlyn head out on the A475 (for Lampeter) and follow this road all the way to Llanwnen. When you arrive at the village you will find this house on the left-hand side (directly opposite the old village school) What3Words: [///tapers.grading.blueberry](https://www.what3words.com////tapers.grading.blueberry)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

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