



# GLAS Y DORLAN

Llanfair rd | Lampeter | SA48 8JZ

FINE & COUNTRY

GLAS Y DORLAN

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We are delighted to present Glas y Dorlan (Kingfisher) an idyllic 4 bedroom riverside location with stunning views and fishing rights. With an elevated position there is no risk of flooding. The views across the Teifi valley offer sumptuous sunrises, magical moonlight vistas and an abundance of wildlife. From Goldcrests and Wrens to Herons and Red Kites, enough to keep a keen ornithologist happy for hours. And of course there is the eponymous and elusive Kingfisher!

The permeable resin bound surface on the driveway and surrounding paths has been hand crafted to perfection with little maintenance needed, with eight years left on the guarantee. There is plenty of parking space and an EV charger. The garage has a Gliderol electric roller door and there are plenty of power points with USB in the garage, along with the solar inverter and storage batteries.

New patio areas are non-slip Porcelain and lawn edges are finished with Everedge steel edging, the resin shed, and steel gazebo need no maintenance and the riverbank path steps are all finished with non-slip safety strips.

With a newly renovated bathroom downstairs and an Eden frog Larvik shower with body jets and a steam function you can embrace the spa lifestyle with the Jacuzzi hot tub outside.

Brand new OWNED solar panel array (14 x 560 kWh) with 16kWh storage batteries and full fibre broadband to the premises (FTTP) mean you can live a 21st Century life and work from home, stream movies, order groceries and so much more whilst enjoying the rural idyll and dark skies.

Youtube Link: <https://youtu.be/8PW2gQeLQcg>





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		























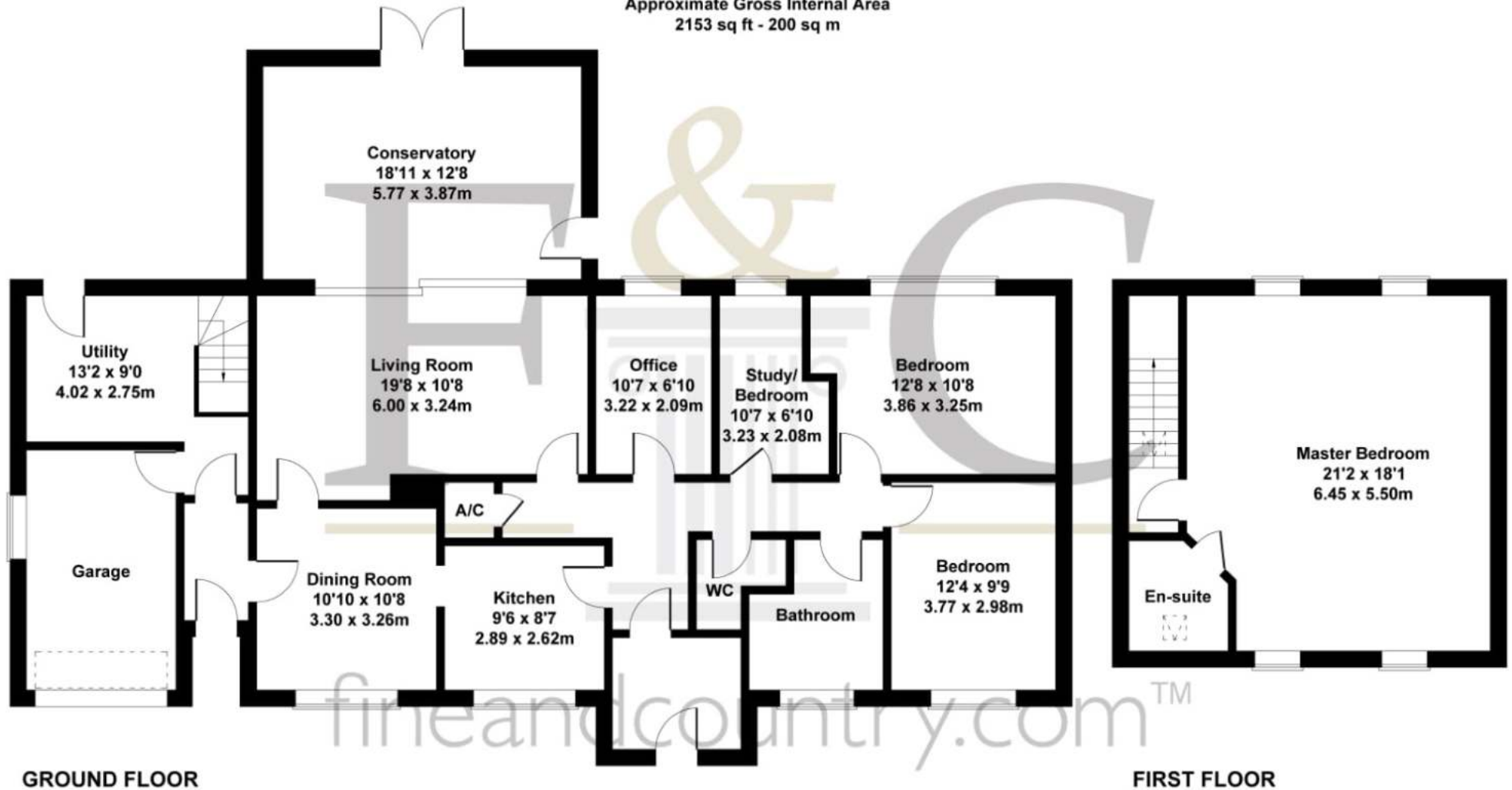






# Glas y Dorlan, Llanfair rd, Lampeter, SA48 8JZ

Approximate Gross Internal Area  
2153 sq ft - 200 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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We specialise in offering the finest countryside, luxury, and special properties in Ceredigion, Pembrokeshire and all across West Wales. Our coverage includes Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay and all the surrounding villages and area.

Our team possesses extensive regional knowledge, providing exceptional service for buying or selling properties. With a deep understanding of local markets, we offer accurate and current advice on trends and opportunities in the West Wales property market.

Renowned for its tranquil, rural, and unspoiled beauty, the region offers a peaceful escape with low crime rates, deserted beaches, and strong family values. We offer a range of country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

At Fine & Country West Wales, we pride ourselves on our expertise in the luxury property market across Ceredigion. Our aim is to deliver the best results for both buyers and sellers.

If you are selling your home, we provide tailored strategies and free marketing advice to help you achieve the best price. We also offer a Re-Launch Strategy for properties that have been off or on the market for an extended period, all in complete confidence. We are passionate about helping you find your dream home or secure the best price for your property.

Contact us today - we look forward to hearing from you. For any queries, contact the office at 01974 299055 or [westwales@fineandcountry.com](mailto:westwales@fineandcountry.com)

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