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Tegfan Trebedw, Henllan, Llandysul, Ceredigion, SA44 5TN

Offers In Excess Of £185,000

TREBEDW, NEAR HENLLAN

A character, 2 bedroom, semi detached Cottage located less than 10 minutes from the Market Town of Newcastle Emlyn. Generous sized lawn with patio area with the cottage briefly comprising of Lounge/ dining room, Kitchen, 2 Bedrooms and Shower Room, oil centrally heated. No chain and ready for immediate occupation.

ACCOMMODATION

(Dimensions approx)

Front Entrance Door to :

Hallway

Wooden flooring, electric meters, radiator, storage cupboard.
Door to :

Lounge/ Dining Room

12'4" x 12'4" (3.78 x 3.78)



Wooden flooring, front and side windows, feature multi fuel burner stove, television and telephone point, radiator.



Kitchen

8'10" x 5'11" (2.71 x 1.82)



Wall and base units with working surfaces over, sink h/c with drainer, fridge, cooker with extractor fan, plumbing for washing machine, window, skylight.

Bedroom 1

11'2" x 8'2" (3.42 x 2.51)



Window to front, carpet flooring, radiator.

Bedroom 2

8'7" x 7'8" (2.64 x 2.34)



Window, carpet flooring, radiator.

Shower Room

Cubicle corner shower enclosure, skylight, radiator, wc, pedestal wash hand basin h/c.

EXTERNALLY

Entrance gates onto :

Gravelled Parking area

With space for 2 cars for off road parking.

Oil Tank

Patio Area



Lawned Garden



Garden Shed

SERVICES

Mains electricity, water and drainage.

Council Tax - Band B

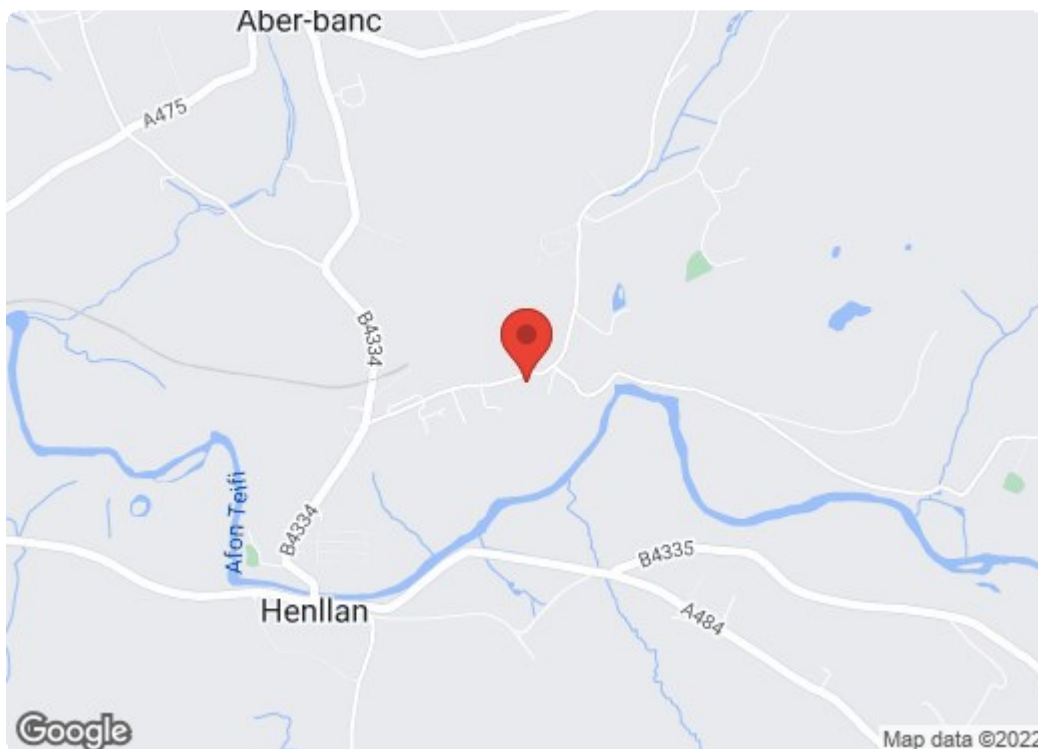


Steps down to :

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	100
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
54	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



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