EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS
Established in 1895
www.evansbros.co.uk OnTheMarket.com
1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS
Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk

Tirbach Bwlchllan, Lampeter, Ceredigion, SA48 8QG

Asking Price £295,000

** CHAIN FREE **

A charming traditional Welsh cottage with characterful detached stone barn offering character, space, and excellent potential set in 0.4 acres in a peaceful setting within the scenic Aeron Valley. The property features 3 well-proportioned bedrooms, 2 welcoming reception rooms, and a wealth of rustic charm throughout.

Externally, the cottage benefits from generous gardens, an attached barn providing useful storage, and a substantial detached stone barn with potential for a range of uses, subject to any necessary consents.

Set in a tranquil rural location yet conveniently close to both Lampeter and Aberaeron, this delightful property offers an ideal opportunity for those seeking a characterful countryside home with versatile outbuildings and extensive outdoor space.

LOCATION

Attractively located straddling a council maintained no-through road on the edge of the village community of Bwlchllan, nestling in the Aeron valley from where attractive views over the valley can be found. The property is convenient to the village of Llangeitho which has a village shop, cafe, public house and primary school and is also convenient to Lampeter providing a good range of everyday amenities and the destination harbour town of Aberaeron to the west on the Ceredigion heritage coastline.

DESCRIPTION

An attractive characterful property offered for sale chain free and with vacant possession with the benefit of electrical heating and secondary double glazing together with a welcoming wood burning stove in the living room and Rayburn in the kitchen. The property affords more particularly the following:

CENTRAL FRONT ENTRANCE DOOR

To:

HALLWAY

With red and black quarry tile floor, electric heater and understairs storage cupboard. Door to:

LIVING/RECEPTION ROOM

15' x 8'5" (4.57m x 2.57m)

With beamed ceiling, modern tile fireplace and front window.

MAIN LIVING ROOM
14'8" x 15' (4.47m x 4.57m)

A characterful room with a striking red and black quarry tile floor, tongue and groove panelling to dado level, front window, wood burning stove and door to:

KITCHEN/DINING ROOM
18' x 6'10" (5.49m x 2.08m)

With the kitchen area having base units, oil-fired Rayburn range, single drainer sink unit and electrical heater.

SIDE DINING AREA
10' x 11' (3.05m x 3.35m)

With triple aspect windows and door to:

FRONT PORCH
10'6" x 4'3" (3.20m x 1.30m)

SHOWER ROOM
9'4" x 4'5" (2.84m x 1.35m)

Accessed from the kitchen. With shower cubicle having electric shower, wash hand basin, toilet and electric heater.

MAIN STAIRCASE LEADING UP TO FRONT LANDING

With built in cupboard and airing cupboard housing emersion heater.

SECONDARY STAIRCASE DOWN TO KITCHEN
Store cupboard off (5' x 3'6")

BEDROOM 1
15'5" x 10'9" (4.70m x 3.28m)

With Victorian fireplace, electric heater and front window.

BOX ROOM/BEDROOM 3
9'4" x 6'10" (2.84m x 2.08m)

With front window.

BEDROOM 2
15'5" x 8' (4.70m x 2.44m)

With front window and electric heater.

EXTERNALLY
To the side of the property is an attached barn of box profile construction divided into two areas.

GARDENS

To the side of the property is a garden area mainly laid to lawn.

BUILDINGS

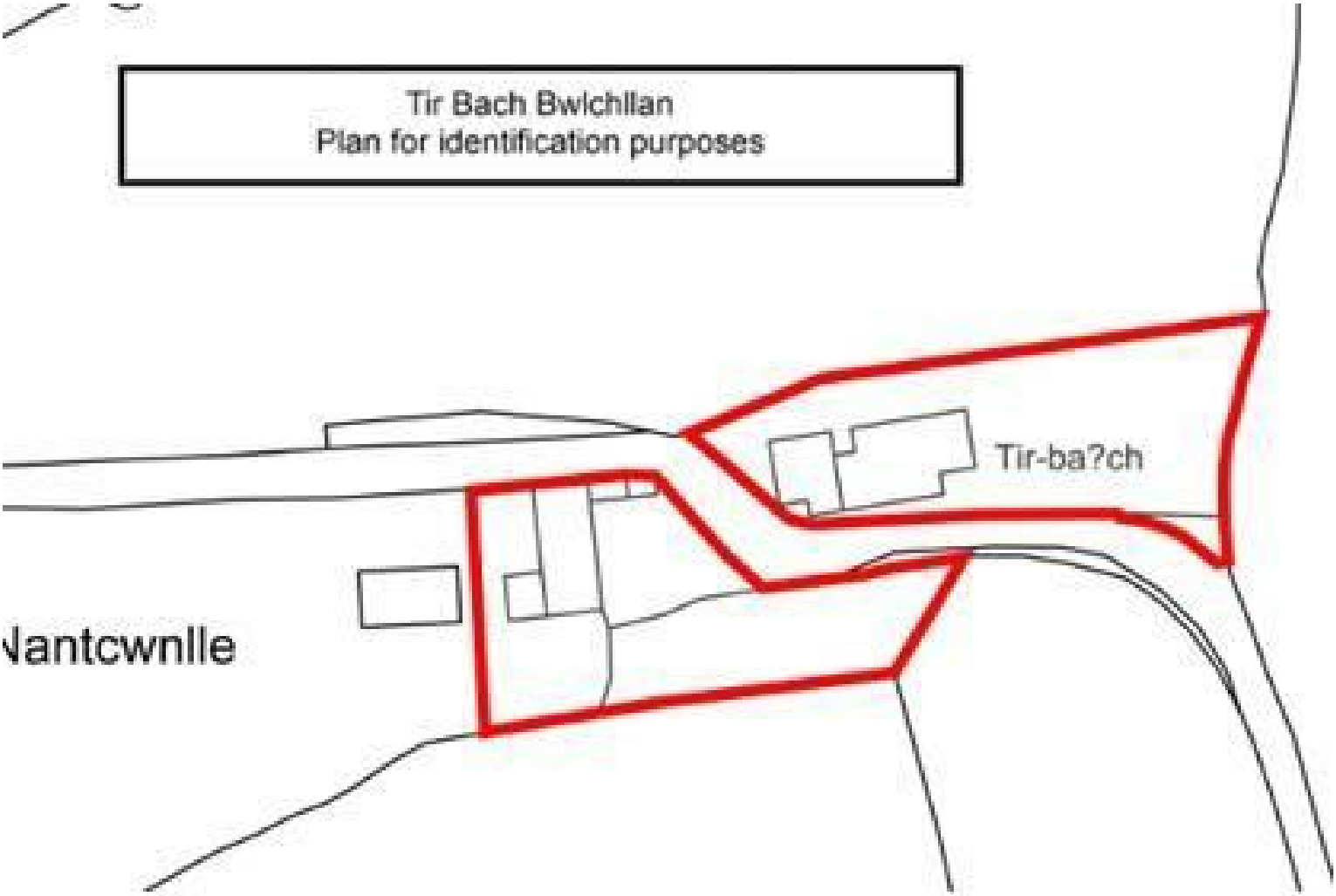
On the opposite side of the lane is a substantial stone and slate barn range with barn accommodation to ground floor having loft over and adjoining lean-to having access via a door off the roadway. To the rear of this building is an area of land as per the enclosed plan. Please note the small detached barn behind the stone and slate barn is not included and the purchasers will be expected to erect a fence along this boundary.

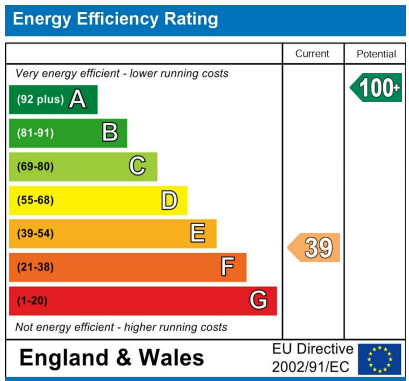
SERVICES

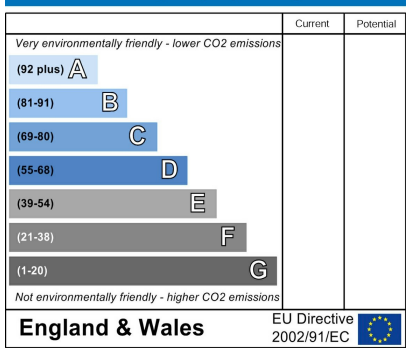
We are informed the property is connected to mains electricity and mains water and private drainage to septic tank with electrical heating.

COUNCIL TAX BAND - D

Amount Payable: £2,296 http://www.mycounciltax.org.uk







EVANS BROS.

39 HIGH STREET, LAMPETER, CEREDIGION, SA48 7BB
Tel: (01570) 422395

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444

5 NOTT SQUARE, CARMARTHEN, CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,