

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

[www.evansbros.co.uk](http://www.evansbros.co.uk)

 OnTheMarket.com

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: [aberaeron@evansbros.co.uk](mailto:aberaeron@evansbros.co.uk)



**Mountain View, 10 Green Meadow, New Inn, New Inn, Carmarthenshire, SA39 9BA**

**Offers Over £273,000**

AN ATTRACTIVE MODERN DETACHED 3 OR 4 BEDROOM DORMER BUNGALOW C 2008, WITH OIL CENTRAL HEATING, DOUBLE GLAZING AND SET IN LANDSCAPED GROUNDS WITH INTEGRAL GARAGE AND PARKING FOR CARAVAN/BOAT ETC.

## THE PROPERTY

Built C2008 with full double glazing and central heating . The property comprises:-

## ENTRANCE HALL

laminated flooring, door to Cloak Room off.

## CLOAK ROOM



with corner Wash hand basin and Toilet.

## STUDY/BEDROOM 4

14'0" x 10'0" (4.27 x 3.05)

## LOUNGE

13'0" x 13'0" (3.96 x 3.96)



laminated flooring and ornamental fireplace

## KITCHEN/DINING ROOM

21'0" x 13'0" (6.40 x 3.96)



'L' Shaped with a range of base and wall units, 1 1/2 bowl stainless steel sink, electric hob and cooker with extractor hood, integrated fridge and plumbed for dishwasher. Breakfast bar with wine rack under.

## DINING AREA

with double doors to :~

## CONSERVATORY



Conservatory and rear garden.

## UTILITY ROOM

with plumbing for washing machine

## UPSTAIRS

## MASTER BEDROOM

19'0" x 16'0" (5.79 x 4.88)



with built in wardrobes, en-suite with double shower, wash hand basin and toilet

## BEDROOM 2

15'0" x 10'0" (4.57 x 3.05)



with TV point

## BEDROOM 3

11'0" x 9'0" (3.35 x 2.74)



with TV point

## BATHROOM



Toilet, wash hand basin, bath and access to loft space.

## LANDING STORE CUPBOARD

## INTEGRAL GARAGE

17'0" x 9'0" (5.18 x 2.74)

with up and over door

## OUTSIDE

Pleasant landscaped grounds front and rear with barbecue and garden toolstore plus ornamental fish ponds.

## VIEW

## SERVICES

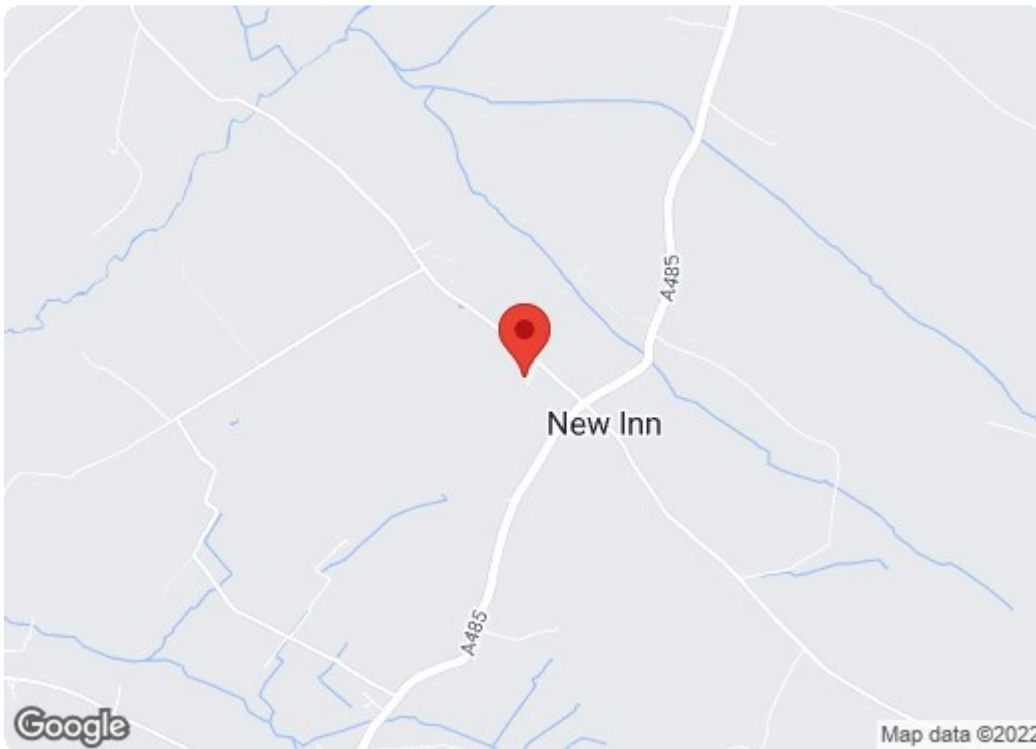
Mains water, electric and drainage. Oil Central Heating and Double Glazing

## DIRECTIONS

Proceed out of Lampeter towards the Co-op Superstore for approximately 1 mile and turn Right opposite Motor World onto the A485 towards Llanybydder, go through Llanybydder and carry on for approximately 5 miles to the village of New Inn. At the cross roads in the middle of the village turn Right, proceed for 300 yds and 10 Green Meadows can be found on the Left. Mountain View is the 1st property on the Left  
What3words liquid.phantom.uppermost

## Council Tax Band D

We understand the property is Council Tax Band D and the Council Tax payable for 2022 / 2023 financial year is £1396



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>	72	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**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.