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39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**









Erwdeg, Cribyn, Lampeter, SA48 7NE

Asking Price £249,950

Nestled in the charming village of Cribyn, Lampeter, this detached 3 bedroomed bungalow offers space for families or those seeking a peaceful retreat. The property is equipped with LPG central heating and uPVC double glazing.

One of the standout features of this bungalow is the useful garage workshop, which is ideal for car enthusiasts or hobbyists looking for a dedicated space to pursue their passions. This versatile area adds appeal to the property.

The village location enhances the appeal of this home, providing a tranquil setting while still being within easy reach of local amenities and the towns of Lampeter and Aberaeron.

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LOCATION

The property is attractively located in the popular rural community of Cribyn on the B4337 roadway being some 4 miles from the market town of Lampeter having a good range of shopping, schooling and administrative facilities, being approximately 20 minutes drive inland from the popular Ceredigion heritage coastline renowned for its many sandy beaches and secluded coves and the destination town of Aberaeron known for its pretty coloured houses, popular cafes, restaurants and bars.

DESCRIPTION

A detached bungalow residence with the benefit of LPG gas fired central heating and uPVC double glazing, located on a good sized plot with plenty of parking and having a useful garage workshop ideal for those requiring space for hobbies/car enthusiasts etc., and having an attractive outlook over the fields and woodland to the rear.

The property affords more particularly the following -

SIDE ENTRANCE HALLWAY

5' x 15' (1.52m x 4.57m)



With front and rear doors

UTILITY ROOM off

11'5" x 8' (3.48m x 2.44m)



Having base units with sink unit, airing cupboard with radiator, door to cloakroom with toilet.

KITCHEN

10'3" x 12'9" max (3.12m x 3.89m max)



Having a modern range of kitchen units at base and wall level incorporating a single drainer sink unit, LPG hob, with extractor hood over, fitted eye level oven, integrated fridge, tiled splash back, radiator, boiler cupboard housing the LPG gas fired boiler

INNER HALLWAY

Doors to -

LIVING ROOM
19'7" x 13' max (5.97m x 3.96m max)



With double aspect windows together with French doors to rear patio, 2 radiators, spot lighting

BEDROOM 1
10'4" x 9' (3.15m x 2.74m)



Radiator, rear window

BEDROOM 2
9' x 7'11" (2.74m x 2.41m)



Radiator, rear window

BEDROOM 3
9' x 8' (2.74m x 2.44m)



Radiator, rear window

SHOWER ROOM



Having easy access shower with panelled walls and non slip flooring, toilet, wash hand basin, radiator.

EXTERNALLY





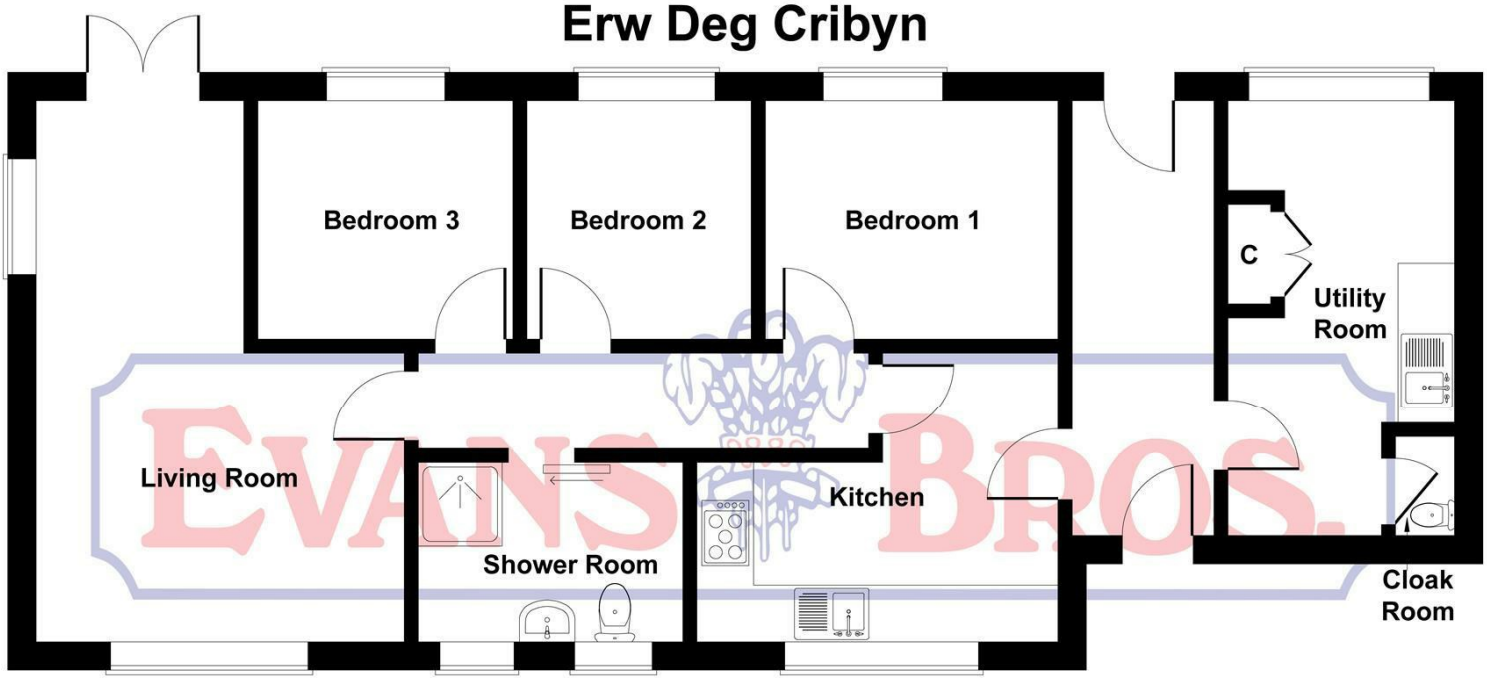
The property is approached via a gated entrance having a large hard based courtyard with ample parking, paved paths and patio area, front lawned garden area.
One of the main features of the property is the useful detached Garage Workshop 29' x 17' overall with double doors, side courtesy door, power and water connected with sink unit.

SERVICES

We are informed the property is connected to mains electricity, and mains water, mains drainage, LPG gas fired central heating with recent new boiler we are informed having 7 years warranty remaining.

COUNCIL TAX BAND -

Erw Deg Cribyn

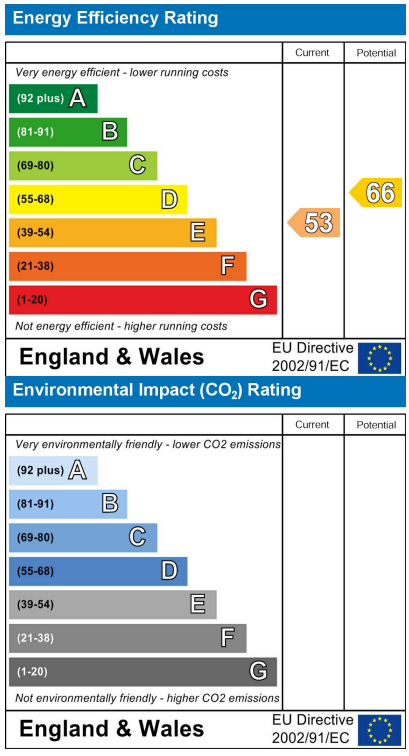


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

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

1 MARKET STREET, **ABERAERON**, CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,