EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895
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3 Bro Dulas Llangybi, SA48 8NB

Guide Price £139,950

This semi-detached 3 bed house presents an excellent opportunity for those seeking a project with potential !

The house is set on a generous plot of around 0.1 acres, featuring large gardens that offer ample outdoor space and off-road parking.

With its location in a popular village with a noted primary school, this home is not only a peaceful retreat but also conveniently situated for easy access to the amenities of Lampeter. The potential allows a perfect blank canvas for creating your family home.

Location



No 3 Bro Dulas enjoys an attractive semi-rural setting in Llangybi, whilst remaining conveniently placed for the established market and university town of Lampeter, together with the popular rural town of Tregaron. Of particular appeal to families is the proximity of Ysgol Y Dderi, the Welsh-medium primary school at Llangybi. The most recent full Estyn inspection, undertaken in March 2023, described the school as a “happy, caring, and homely community”, with a safe and inclusive learning environment, strong progress by most pupils and a strong Welsh ethos. Estyn also highlighted the school's close links with its rural locality and the opportunities provided through outdoor learning and the local community.

Lampeter is approximately 4 miles away and provides a comprehensive range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, professional services, leisure facilities and a swimming pool, together with medical and educational facilities. The town is an important commercial centre for the surrounding Teifi Valley and provides a particularly attractive combination of rural surroundings and useful town amenities.

To the north lies Tregaron, a historic market town situated at the foot of the Cambrian Mountains and surrounded by some of the area's finest countryside. The town retains a strong Welsh character and provides a range of local services and community facilities, whilst being particularly well placed for access to Cors Caron, the Cambrian Mountains and the wider upland countryside.

The location therefore offers an appealing balance between peaceful countryside living, access to a highly regarded local primary school and convenient access to the amenities of both Lampeter and Tregaron, whilst retaining easy access to the wider attractions and landscapes of rural Ceredigion.

Description



A semi detached property of traditional construction having been sadly vacant for a number of years an now a blank canvass for prospective purchasers to develop their own home.
The property is in need of refurbishment and renovation, and the vendor would consider installing a kitchen sink unit for mortgability purposes if required.
The property has previously had LPG heating but this has not been tested.

Porch
with door to

Living Room
19'10 x 14' (6.05m x 4.27m)



with a stone fireplace, tiled floor and stairs to first floor

Kithcen/Diner
16'4 x 9'9 (4.98m x 2.97m)



with no units fitted a present and requiring a ceiling.
The vendors would consider installing a sink unit if it assisted with any potential mortgage application

Utiltiy area
with rear entrance door

Landing
doors to bedroom steps upto loft area

Bedroom
13'9 x 11'6 (4.19m x 3.51m)



Bedroom
12' x 9'9 (3.66m x 2.97m)



Bedroom
9'7 x 8 (max) (2.92m x 2.44m (max))



Bathroom
7'5 x 5'8 (2.26m x 1.73m)



with bath having shower over, wash basin and toilet.

Gardens



Extensive gardens to side and rear with outside sheds and off road parking

Services



We are informed that the property is connected to mains electricity, water and drainage.
There is a LPG oiler at the property however this is not tested and the vendors are unaware if it is operational.

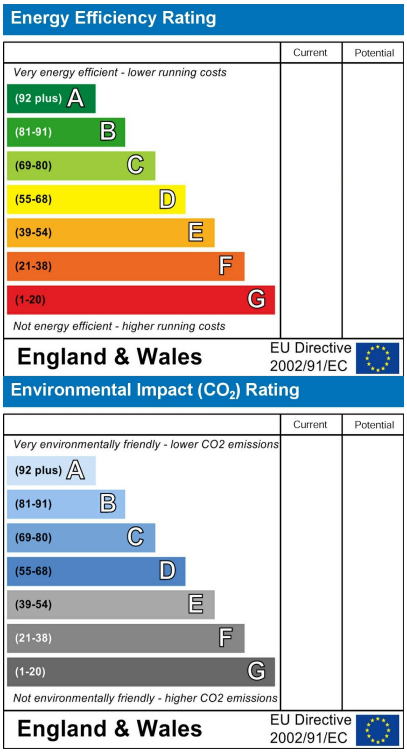
Directions

On entering Llangybi from Lampeter pass the school on the left taking the next right hand turning and the property can be found on the right hand side.

Council tax

Band B amount payable 26/27 = £1786 (source my counciltax.org)





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