

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



5 Cae Sarn Cwrtnewydd, Cwrtnewydd, Llanybydder, Ceredigion, SA40 9YW
Asking Price £149,950

A deceptively spacious bungalow offering up to 3 bedroomed accommodation having enclosed rear grounds.

Please note the property is subject to a Section 157 restriction limiting its purchasers to somebody living or working in the area, making it ideal for 1st time buyers or retired purchasers looking for a home in the area.

LOCATION

The property is located in the popular rural community of Cwrtnewydd which is a pretty traditional village close to Llanybydder and Lampeter and within easy travelling distance of the Ceredigion heritage coastline.

DESCRIPTION



The property offers deceptively spacious accommodation with double glazing and lpg gas heating and affords more particularly the following -

FRONT ENTRANCE DOOR to

OPEN PLAN LIVING/KITCHEN DINER

20'7" x 13'9" overall (6.27m x 4.19m overall)



LIVING AREA



Having front window, fireplace which currently has an electric fire inset although we are informed also has an open flue. Cloak cupboard off with coat hanging hooks, radiator

KITCHEN AREA



With extensive kitchen units at base and wall level incorporating ceramic single drainer sink unit with mixer tap, fitted electric double oven, 4 ring induction hob with extractor hood over, 2 integrated fridges and integrated freezer, tile splash backs. Door to -

PANTRY CUPBOARD

7'10" x 2'5" (2.39m x 0.74m)

REAR UTILITY ROOM

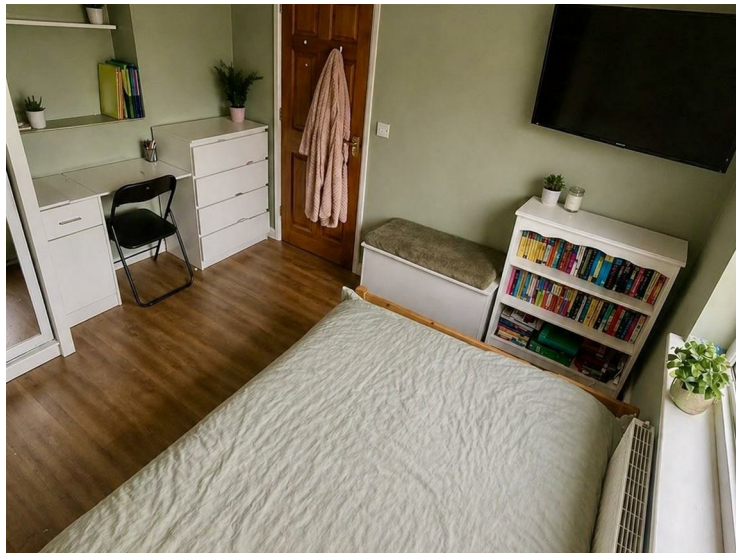
11' x 5'4" (3.35m x 1.63m)



Having base units, rear entrance door

BEDROOM

11' x 9'6" (3.35m x 2.90m)



Rear window

INNER LOBBY

leading to-

BATHROOM

6'2" x 5'6" (1.88m x 1.68m)



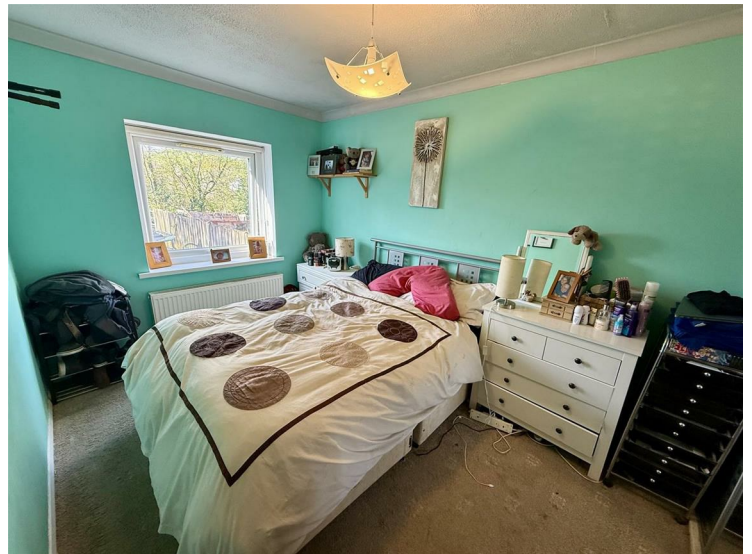
having 'P' shaped bath having shower unit over, wash hand basin, toilet, window, radiator

OFF THE INNER LOBBY -

Storage cupboard

REAR BEDROOM 1

11'5" x 8'4" (3.48m x 2.54m)



Radiator, built-in wardrobes with sliding mirror front doors, rear window

FRONT BEDROOM 2

6'10" x 11'5" (2.08m x 3.48m)



Radiator, door to -

STUDY/OFFICE

9'2" x 5'7" max (2.79m x 1.70m max)

EXTERNALLY



The communal parking and garden areas to the front of the property . To the rear of the property is a private enclosed garden area currently being a patio area with fenced boundary.

SERVICES

We are informed the property is connected to mains water, mains electricity, mains drainage, lpg gas cylinders.

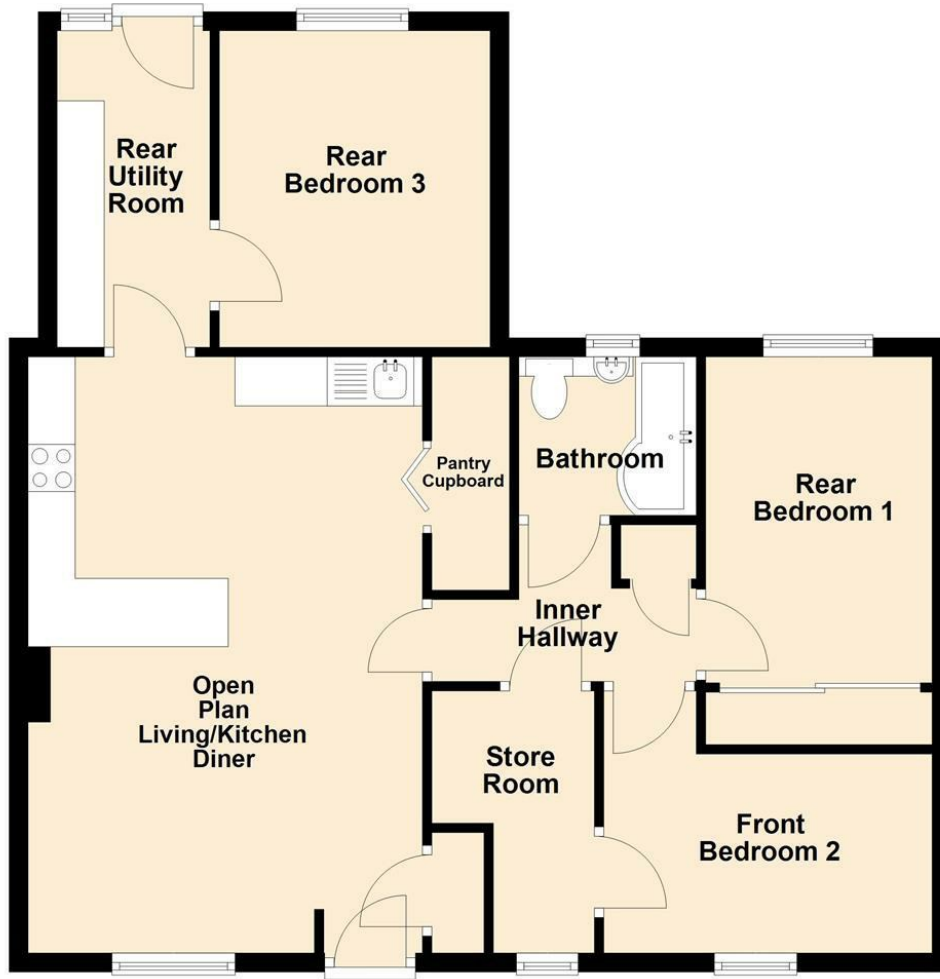
DIRECTIONS

From Lampeter take the A475, continue through the village of Llanwnnen to the village of Drefach, at the roundabout take the right hand turning towards Cwrtnewydd, continue down to the village and just after passing over the bridge take the next left hand turning, past the old school on your right turning right into Cae Pensarn and the property can be found in the left hand corner as identified by the agents for sale board.

COUNCIL TAX BAND - B

Amount Payable: £1786.00 <http://www.mycounciltax.org.uk>

Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		



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.,