

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Perth Uchaf, Coed Y Bryn, Llandysul, Ceredigion, SA44 5LS

Asking Price **£315,000**

This delightful detached bungalow offers a perfect blend of comfort and modern living. Set within a generous approx Third acre plot, the property boasts three well-proportioned bedrooms and two bathrooms, making it an ideal choice for those looking for a rural retreat.

Upon entering, you will find an inviting Living room with wood burner and a recently constructed rear conservatory floods the home with natural light, creating a warm and welcoming atmosphere. The modern kitchen is equipped with contemporary fittings.

The bungalow is designed with energy efficiency in mind, featuring an air source heating system complemented by solar panels and a cosy wood burner, perfect for those cooler evenings. Outside, the property offers extensive parking along with a large garage workshop, catering to all your storage and hobby needs.

The beautifully maintained gardens surrounding the bungalow provide a tranquil setting, ideal for enjoying the picturesque views with easy access to country lanes, this location is perfect for leisurely walks with your dog or simply soaking in the natural beauty of the area.

LOCATION



Attractively located on the edge of the rural community of Coed Y Bryn, in a popular location in semi rural surroundings, fronting a good network of country lanes, ideal for leisurely walks or to soak in the beautiful surroundings. The property is convenient to the towns of Newcastle Emlyn, a Teifi valley destination town renowned for its many shops, cafes etc., Llandysul and also within close proximity to the west wales coastline at the noted beaches of Llangrannog and Aberporth etc.

DESCRIPTION



An attractive country property offering a well presented 3 bedroom, 2 bathroom bungalow of traditional construction with the benefit of air source heating together with pv solar panels and roof mounted solar heat panels to add to the efficiency of the property.

The property has recently been extended with a purpose built attractive conservatory and has been subject of a tastefully refurbishment project with attractive kitchen and bathroom fitted.

The property is entered via -

FRONT ENTRANCE DOOR to ATTRACTIVE HALLWAY



LIVING ROOM

14' x 12'2" (4.27m x 3.71m)



With oak flooring, attractive fireplace with a wood burning stove set in a tiled hearth with timber mantle, double aspect windows, radiator

KITCHEN

23'5" x 7'1" max (7.14m x 2.16m max)



Having an extensive range of tasteful fitted kitchen units at base and wall level incorporating 1 1/2 bowl sink unit, space for dishwasher and washing machine, fitted electric oven and ceramic hob with extractor hood over

DINING AREA



Double doors leading to -

CONSERVATORY

16'6" x 7'10" (5.03m x 2.39m)



Having a tiled floor, radiator, French doors to garden

INNER HALLWAY

MASTER BEDROOM

11'4" x 10'1" (3.45m x 3.07m)



With front window, radiator, door to -

ENSUITE SHOWER ROOM

7'5" x 5'3" (2.26m x 1.60m)



With underfloor heating, easy clean panelled walls, corner shower unit, wash hand basin set in vanity unit, toilet, radiator

BEDROOM 2

10'10" x 6' (3.30m x 1.83m)



With 2ft deep wardrobes to one whole wall having sliding front doors, one with mirror front

BEDROOM 3

10'1" x 9'6" (3.07m x 2.90m)



Front window, radiator.

BATHROOM

6'8" x 6'2" (2.03m x 1.88m)



Having a panelled bath, pedestal wash hand basin set in vanity unit, toilet, easy clean panelled walls, extractor fan, radiator

EXTERNALLY

The main feature of this property is its extensive gardens and grounds, being approached via a gated entrance leading to ample off road parking together with secondary vehicular access off a side country lane..

GARAGE/WORKSHOP



One of the main features is the purpose built Garage/Workshop 24'5" x 20' with two sets of double front doors, side courtesy door - this would make a great space for the hobby enthusiast.

GARDENS AND GROUNDS



The grounds are of particular feature having extensive lawned gardens with mature flower and shrub borders, several planted ornamental shrubs and trees, 2 aluminium greenhouses.

SIDE GARDEN AREA



GRAVELLED AREA



ORCHARD AREA



Small orchard area with apple, plum and cherry trees, garden workshop and recently established gravelled areas.

SERVICES



We are informed the property benefits from connection to mains water, mains electricity, private drainage, air source heating with solar pv panels, fibre to the premises, broadband.

DIRECTIONS

the property is best approached by taking the A486 roadway to the village of Ffostrasol turning towards on to the B4571 towards Newcastle Emlyn, continue for approximately 2 miles and at a cross roads with bus depot, turn left towards Coedybryn. In Coedybryn village, turn left again following the road round to the right passing some houses on your left hand side and the property is the last before a small junction on the right hand side as identified by the agents for sale board.

COUNCIL TAX BAND - D

Amount payable every month: £226.00



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		
	79	85

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		
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