

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Y Gweithdy, Brynteg, Llanybydder, Ceredigion, SA40 9UY

Asking Price £425,000

30 Minutes Drive West Wales Coast
 18 Miles North Carmarthen, 5 Minutes from Llanybydder

Enviously located 5 acre smallholding comprising character 4 bedroom semi detached stone and slate, extended, oil centrally heated, uPVC double glazed house, extensively renovated in the last 10 years. Panoramic views across the Teify valley. Detached Garage/Workshop ideal for conversion (STC). Hot tub, ample parking. 5 Acre pasture paddock suitable for grazing/cropping.

LOCATION

Beautifully situated circa 5 minutes drive of Llanybydder market town with a good range of facilities and amenities. 30 minutes drive from the West Wales coast and 18 miles North of Carmarthen.

DESCRIPTION



Semi detached house extensively renovated and extended in the last 10 years, oil central heating, uPVC double glazing, provides the following homely , comfortable, character accommodation - (dimensions approx.) (All principal rooms have adequate power points and central heating radiators).

FRONT ENTRANCE PORCH

Front entrance door

LOUNGE/LIVING ROOM

19'5" x 14'11" (5.92m x 4.55m)



Feature fireplace with multi fuel stove, stone walls, inset, oak flooring, down lights, double doors to lobby area with oak flooring and oak staircase

SHOWER ROOM

7'7" x 5'6" (2.31m x 1.68m)



Fully tiled, shower, w.c., wash hand basin, heated towel rail, tiled floor, cloak cupboard

KITCHEN/DINING ROOM

16' x 15'4" (4.88m x 4.67m)



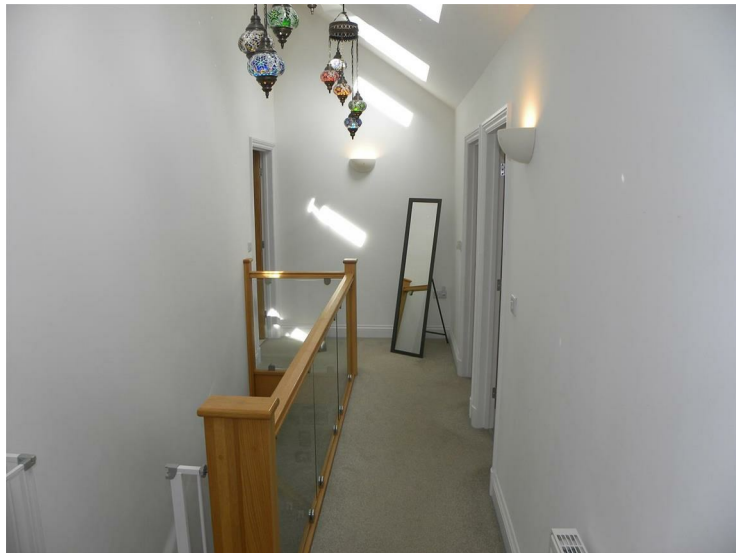
Wall and base storage units, working surfaces, built-in electric oven and hob with extractor fan, 1.5 bowl sink h&c, dishwasher, patio doors to rear patio

UTILITY ROOM



Wall and base storage units, working surfaces, plumbing for washing machine, rear entrance door

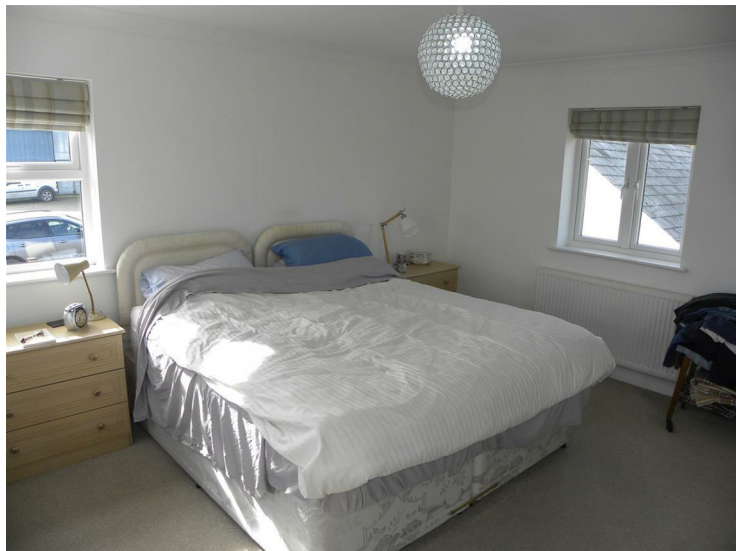
FIRST FLOOR - SPACIOUS LANDING



with velux windows

MASTER BEDROOM

15'3" x 13'2" (4.65m x 4.01m)



Panoramic views, mirrored wardrobes

STUDY/4TH BEDROOM

11'2" x 8'9" (3.40m x 2.67m)



Access to insulated and boarded loft

FRONT DOUBLE BEDROOM

14' x 9'9" (4.27m x 2.97m)



Feature roof timber, velux window

FRONT DOUBLE BEDROOM

14' x 9'2" (4.27m x 2.79m)



Feature roof timber, velux window

BATHROOM

8'7" x 7'7" (2.62m x 2.31m)



Bath with shower , w.c., wash basin, heated towel rail, down lights, toiletries cabinet.

SERVICES

Mains electricity and water. Septic Tank Drainage.

EXTERNALLY

Very spacious plot.

Ample parking

REAR PATIO AREA



COVERED HOT TUB



LARGE GARAGE/WORKSHOP



With electric roller doors, sewerage and water connected (ideal for conversion into residential being cavity wall built).

THE LAND



Extending we are informed to circa 5 acres in one clean pasture paddock, suitable for grazing or cropping, located opposite on a quiet council bye road with easy access.

VIEWS



DIRECTIONS

Located by the cross roads in the heart of the rural hamlet of Brynteg with an Evans Bros smallholding for sale sign thereon.

COUNCIL TAX BAND - E

Amount Payable: £2,172.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(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



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