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## **Maes y Deri, Bwlchllan, Lampeter, Ceredigion., SA48 8QG**

**Asking Price £297,500**

Nestled in the picturesque Aeron Valley, this charming detached bungalow in Bwlchllan, Lampeter, offers a delightful blend of comfort and spaciousness. With three well-proportioned bedrooms a living room with multi fuel stove and nice light conservatory this property is perfect for those seeking a peaceful retreat.

One of the standout features of this home is the lovely side conservatory, which the current owners cherish as their favourite room. It provides a serene space to enjoy the surrounding views and natural light, making it an ideal spot for relaxation or entertaining guests. The bungalow also boasts a great kitchen with Aga range and a multi-fuel fire together with the oil-fired central heating guarantees a welcoming atmosphere throughout the year.

## LOCATION



Attractively located on the edge of the rural hamlet of Bwlchllan, nestling in the mid reaches of the Aeron valley renowned for its natural beauty with access to a lovely network of lanes for relaxing walks and overlooking a pretty wooded valley. The property backs on to recently planted woodland to the rear with views of fields to the front. The property is within easy driving distance of the towns of Tregaron inland, Lampeter to the south and Aberaeron on the Ceredigion coastline.

## DESCRIPTION



The property comprises a detached bungalow of traditional construction having the benefit of oil fired central heating complemented by an oil fired Aga Range in the kitchen and a multi fuel stove in the living room for those cosy winter evenings. The property has the benefit of uPVC double glazing, has been refurbished in recent years by the current vendor and offers the following accommodation -

### RECESSED ENTRANCE DOOR to

## HALLWAY



With radiator, access to loft

## LIVING ROOM

14'5" x 13'2" (4.39m x 4.01m)



Having a feature fireplace with t.v. shelves to side, housing a multi fuel stove, front window, radiator

## KITCHEN

15'6" x 9'5" (4.72m x 2.87m)



With a modern range of units incorporating single drainer sink unit with mixer tap, fitted dishwasher, fridge freezer and separate freezer, ceramic hob with extractor hood over, eye level oven and integrated microwave. The heart of this room is the forest green oil fired Aga Range providing cooking facilities

## CONSERVATORY

17'4" x 8'4" (5.28m x 2.54m)



This is the vendor's favourite room from where he can watch the world pass by. Rear entrance door, radiators

## INNER HALLWAY

Doors to

## REAR BEDROOM 1

13'7" x 10'4" (4.14m x 3.15m)



Rear window, radiator

## BEDROOM 2

12'2" x 10' (3.71m x 3.05m)



Front window, radiator

## BEDROOM 3

8'11" x 8'4" (2.72m x 2.54m)



Front window and radiator.

## BATHROOM

8' x 6'5" (2.44m x 1.96m)



Having a 'P' shaped bath with shower unit over, fitted bathroom suite incorporating a close coupled w.c. and wash basin, upright radiator, extractor fan.

## EXTERNALLY



The property is approached via a gated entrance leading to a tarmaced driveway with off road parking, front garden, spacious rear garden enclosed within an evergreen boundary for privacy and with an open boundary to the rear overlooking a field which has recently been planted with young trees. Useful Shed 15'2" x 9'4".

## SERVICES



We are informed the property benefits from connection to mains water, mains electricity, private drainage, oil fired central heating, fibre broadband available.

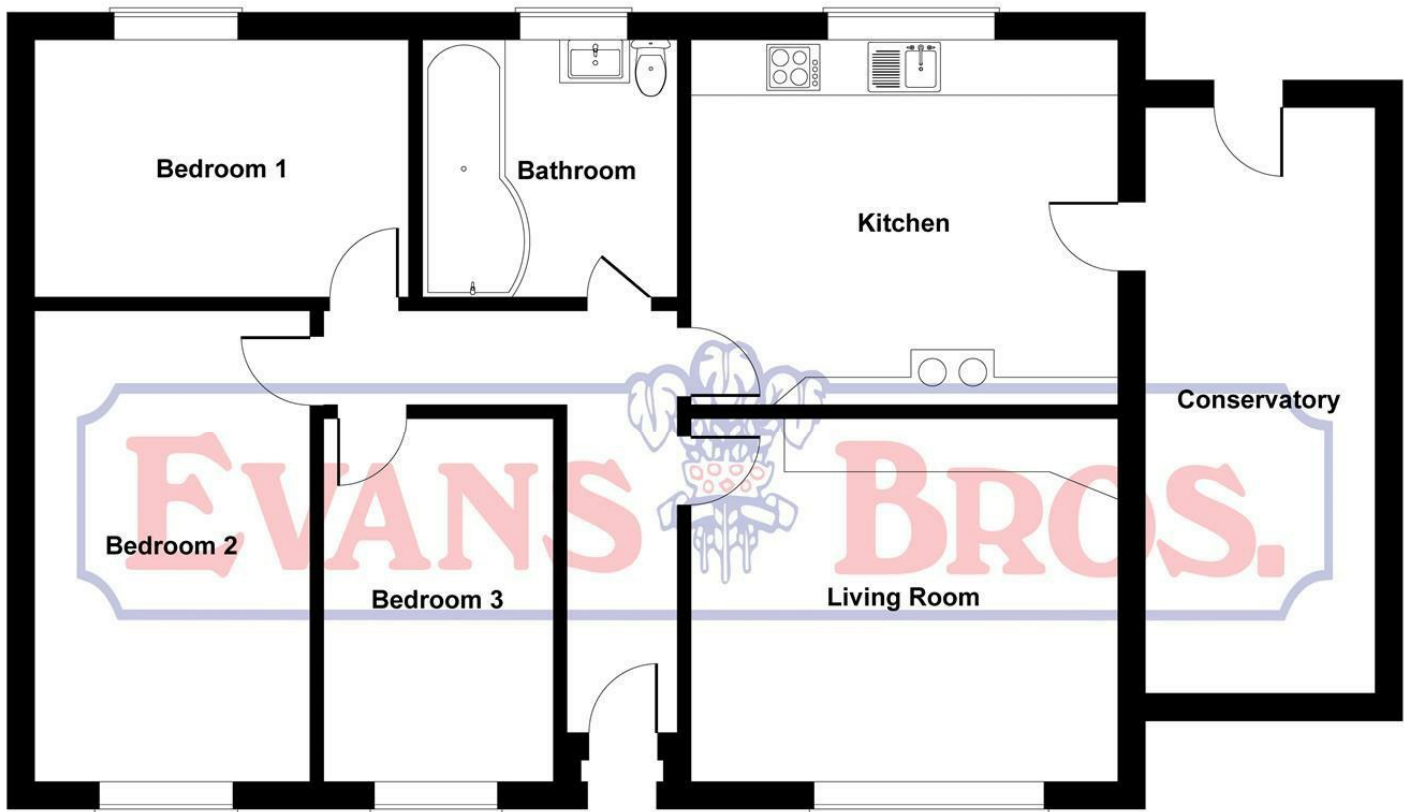
## DIRECTIONS

The property is best approached by taking the A482 from Lampeter towards Aberaeron, after passing through Creuddyn Bridge, turn right on to the B4337, continue through the village of Talsarn taking the next right hand turning towards Llangeitho. Continue for approximately a mile and a half taking a left hand turning up the hill towards Bwlchllan and just before getting to the main square, the property can be found on the right hand side as identified by the agents for sale board.

## COUNCIL TAX BAND -

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

# Maesyderi Bwlchllan



## 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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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		
	62	79
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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