

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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## Bryn Bach Cwmsychpant, Nr Llanybydder, Ceredigion, SA40 9XJ

**Asking Price £495,000**

Attractive modern house offering upto 5 bedroomed 2 bathroomed accommodation or as a main house and annexe. Set within a generous plot of 0.65 acres, the property boasts spacious main accommodation featuring three well-appointed bedrooms, complemented by the possibility of a two-bedroom annexe, making it ideal for extended family living or guests.

Upon entering, you are welcomed into a large, recently refitted kitchen that serves as the heart of the home, perfect for culinary enthusiasts, complimented by a good-sized living room, complete with a cosy woodburner, and a dining room, providing an excellent space for entertaining.

For those with a passion for gardening, the expansive grounds are a true delight. The 0.65 acres feature a polytunnel, providing ample opportunity for cultivating plants and vegetables, making it a haven for keen gardeners.



## LOCATION

Attractively located in a hamlet type setting in scenic surroundings, being convenient to a number of local towns providing everyday amenities including Llanbydder, Lampeter, Llandysul and Newcastle Emlyn and within an easy drive of the West Wales coastline renowned for its popular beaches and secluded coves.

## THE PROPERTY



A diversely appealing property with the benefit of providing a large family home, a property and annexe for multi generational living or income creation or even as a home office.

This substantial property has then benefit of large spacious rooms with Upvc double glazing and oil fired central heating

The Double garage offers great space for those with motoring interests, hobbies or could even be converted to further accommodation.

The large gardens will appeal to those looking for space and with green fingers !

## ENTRANCE PORCH

via Double Glazed Door having tiled floor leading into:

## RECEPTION HALL



with attractive timberwork and stairs to First Floor. Understairs cupboard.

## LIVING ROOM

21'0" x 13'0" (6.40 x 3.96)



with inglenook fireplace incorporating cast iron "Aarrow" multi fuel stove, 4' double glazed doors to rear Patio. Door through to:



## 2ND VIEW



## Fireplace



## DINING ROOM

12'0" x 10'6" (3.66 x 3.20)



window to the rear

## KITCHEN/BREAKFAST

18'10" x 12'0" (5.74 x 3.66)



With a recently fitted new range of modern units having a 1.5 bowl sink with mixer tap, double fan oven, 4 ring lpg hob, integrated fridge space for dishwasher integrated waste bin, exposed beams, "Worcester" oil fired boiler supplying domestic hot water and central heating. Flagstone floor.

## UTILITY ROOM

8'0" x 5'10" (2.44 x 1.78)



single drainer sink, space and plumbing for automatic washing machine, fitted base cupboards and flagstone floor.



## DOWNSTAIRS CLOAKROOM



pedestal washbasin, w.c and flagstone floor

## SIDE ENTRANCE HALL

9'7" x 5'2" (2.92 x 1.57)



leading to Self Contained Annex

## ANNEX ACCOMMODATION



This ground floor accommodation we feel could be adapted to

be used as a separate annexe or indeed as accommodation such as home office, treatment rooms etc and could be extended further into the double garage (subject to any consents)

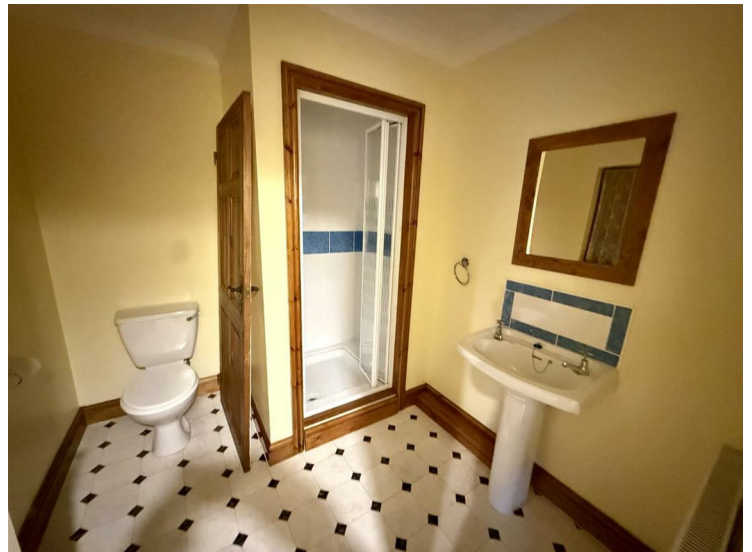
## POTENTIAL KITCHEN

11'5" x 9'7" (3.48 x 2.92)



currently used as a Utility or Pantry. Doors to the rear, Patio and Inner Hallway. Flagstone floor.

## SHOWER ROOM



With wash hand basin, toilet, shower cubicle with electric shower unit and flagstone floor.

## SITTING ROOM/BEDROOM

18'0" x 9'9" (5.49 x 2.97)

radiator, double aspect windows



## BEDROOM

12'0" x 10'6" (3.66 x 3.20)



radiator

## FIRST FLOOR

via staircase from Main Reception Hall

## SPACIOUS GALLERY LANDING

21'0" x 10'0" (6.40 x 3.05)



With access to insulated loft space

## FAMILY BATHROOM

12'2" x 10'1" (3.71 x 3.07)



incorporating jacuzzi bath, washbasin, toilet, shower cubicle with electric shower, built-in airing cupboard with lagged copper cylinder and electric immersion heater. Note: This bathroom currently has a "Jack and Jill" arrangement, ie., one of the 2 doors leading to the Master Bedroom.

## MASTER BEDROOM

15'0" x 12'2" (4.57 x 3.71)



Built in wadrobes. Door to Bathroom.



### BEDROOM 2

13'0" x 11'7" (3.96 x 3.53)



### DOUBLE GARAGE

18'3" x 15'9" (5.56 x 4.80)



### BEDROOM 3

13'0" x 8'10" (3.96 x 2.69)



with 2 up and over doors. Power and light connected.

### TIMBER GARDEN WORKSHOP

18'0" x 9'0" (5.49 x 2.74)

### POLY TUNNEL

30'0" x 10'0" (9.14 x 3.05)



### TO THE FRONT



There is a gravel driveway from the road leading to a spacious forecourt and a Double Garage.



## REAR GROUNDS



A paved patio/sheltered seating area to the rear of the Property leading to a slightly elevated garden with raised vegetable beds and spacious lawns bordered by mature trees and shrubs and enjoying superb views across open countryside. Extending we are informed to approx 0.5 of an acre.

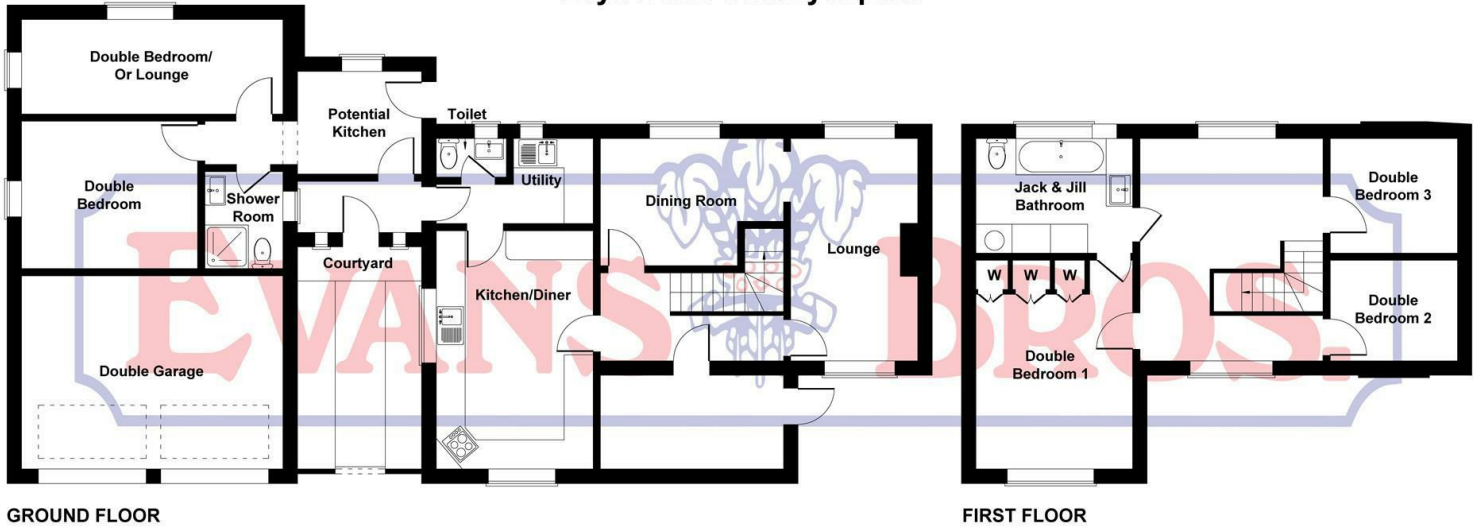
## SERVICES

Mains water, electricity, private drainage to septic tank, oil central heating, double glazing throughout, cavity insulation. Telephone and high speed Broadband.

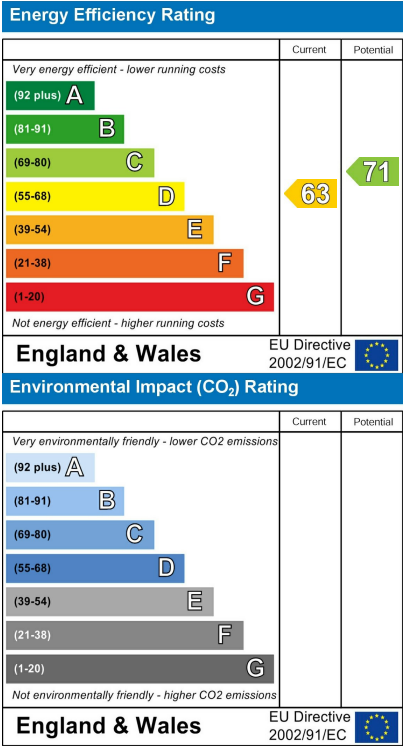
## DIRECTIONS

From Lampeter take the A475 towards Newcastle Emlyn - after approx 7 miles and on entering the hamlet of Cwmsychpant you will see a Kiosk on your left - look to your right and you will see Brynbach in an elevated position (double green garage doors)

Bryn Bach Cwmsychpant



Not to Scale. Produced by The Plan Portal 2026  
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