

EVANS BROS.

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39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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Bryngwyn, Cribyn, Lampeter, Ceredigion, SA48 7NH

Asking Price £350,000

A delightful residential smallholding offering an improvable 3 bedroom cottage with the benefit of oil fired central heating via Stanley range and uPVC double glazing, together with useful workshops and set in approximately 3 acres of land.

The property is located in attractive rural surroundings on the edge of the village of Cribyn, some 4 miles from Lampeter and 8 miles Aberaeron.

LOCATION



Attractively positioned adjoining a quiet country lane on the outskirts of the village of Cribyn, being convenient to Lampeter, which offers a good range of everyday facilities and also the destination and harbour town of Aberaeron to the west. The property is also convenient to the larger towns of Aberystwyth to the north and Carmarthen to the south.

DESCRIPTION



A pretty and characterful detached cottage, deserving of sympathetic modernisation and improvement, offering up to 3 bedroomed accommodation. The property has the benefit of oil fired central heating via the Stanley range together with uPVC double glazing. The property affords more particularly the following -

uPVC FRONT ENTRANCE DOOR to

RECEPTION HALL

radiator

SITTING ROOM

14'2" x 6'8" (4.32m x 2.03m)



radiator, wood burning stove

LIVING ROOM

14'2" x 13' (4.32m x 3.96m)



radiator, tiled fireplace with LPG fire inset

KITCHEN

11' x 8'6" (3.35m x 2.59m)



with base units incorporating stainless steel sink unit, oil fired Stanley range providing back boiler for domestic hot water and central heating supplies together with cooking facilities. Pantry cupboard, separate airing cupboard with lobby to -

BATHROOM

9' x 5'10" (2.74m x 1.78m)



having bath with electric shower unit over, toilet, wash hand basin, radiator

TO THE SIDE OF THE PROPERTY

is a storage/potential DINING ROOM 18'3" X 10', a good size room with base units, front entrance door, radiator, door to -

REAR UTILITY ROOM

9'10" x 9'8" (3.00m x 2.95m)

tiled floor with half tiled walls, base units incorporating single drainer sink unit, rear entrance door.

FIRST FLOOR



with stairs from hallway to Landing.

BEDROOM 1

14'5" x 8' (4.39m x 2.44m)



radiator

BEDROOM 2

9' x 7' (2.74m x 2.13m)



radiator

BEDROOM 3

14'3" x 6' (4.34m x 1.83m)



radiator

EXTERNALLY



The property is approached via side driveway leading to parking and turning area, side garden/orchard area with corrugated iron shed/former garage, greenhouse and grassed areas, upper garden area with former vegetable garden. To the side of the property is a leanto stone built workshop and external w.c.

OUTBUILDING/WORKSHOP



To the rear is a separate detached workshop 40' x 15' overall with leanto storage area 40' x 23' on two levels.

THE LAND



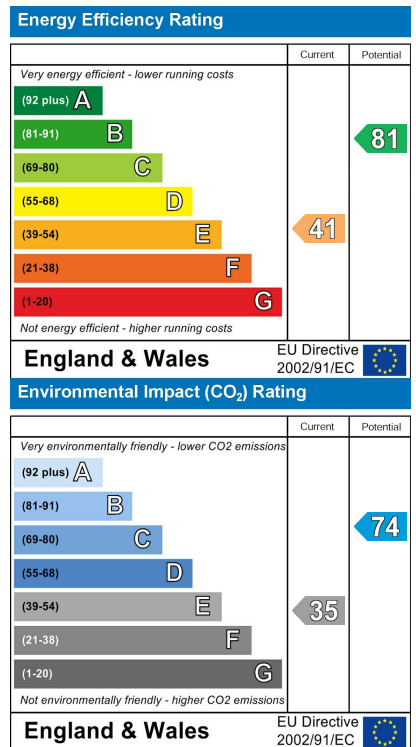
To the rear of the property is an attractive productive paddock, part with a brook/stream boundary and with road side frontage, in all we understand, approximately 3 acres or thereabouts.

SERVICES

The property benefits from connection to mains water, mains electricity, private drainage, oil fired central heating. Telephone subject to BT transfer regulations.

DIRECTIONS

From Lampeter, take the A475 to Llanwnnen , take a right hand turning on the roundabout onto the B4337, continue to the village of Cribyn, passing through the village and after the former school and Cae Hir Gardens, take the next left hand turning, proceed over the bridge and the property is the first on the right hand side as identified by the agents board.



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