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## Penlon Cwmann, Lampeter, SA48 8DU

**Asking Price £269,950**

Nestled in the charming village of Cwmann, this delightful detached bungalow offers a perfect blend of comfort and scenic beauty. The property has an inviting living room with woodburning stove, a separate dining room and kitchen and boasts three well-proportioned bedrooms, making it an ideal home for families or retirement. The bungalow features a well-appointed bathroom and an integral garage, providing convenience and with potential for conversion for further accommodation (subject to any consents required)

The woodgrain effect UPVC double glazing ensures warmth and energy efficiency throughout the seasons, the oil-fired heating and wood burner add a cosy touch, making it a perfect retreat during the colder months.

One of the standout features of this property are the views over the Teifi Meadows, offering a picturesque backdrop that can be enjoyed from various vantage points within the home. The location is also conveniently close to the vibrant town of Lampeter, where you can find a range of amenities, shops, and local attractions.

## Location



The property is attractively located on the edge of the village of Cwmann, less than 1 mile from the popular market town of Lampeter with a good range of everyday facilities including supermarkets, doctors surgery, dentists. The property has an attractive location overlooking the Teifi Meadows to the rear with attractive views over the general Teifi valley.

## Description



The property comprises of a detached bungalow of traditional construction with the benefit of oil fired central heating via combination boiler and with attractive wood grain effect double glazed windows and external fascias for ease of maintenance. The property provides well proportioned accommodation and affords more particularly the following:

## Hallway



Tiled floor, radiator

## Living Room

15'2" x 11'8 (4.62m x 3.56m)



Radiator, front bay window, fireplace housing a wood burning stove, double doors to:

### Dining Area

9'3" x 11'6" (2.82m x 3.51m)



Radiator, rear window having picturesque views

### Front Double Bedroom 1

11'6" x 11'4" (3.51m x 3.45m)



Radiator, front window, double built-in wardrobe

### Kitchen

9'3" x 13'3" (2.82m x 4.04m)



Tiled floor with fitted range of Pine kitchen units incorporating a ceramic single bowl sink unit, electric oven and ceramic hob, space for microwave, integrated fridge & freezer, space for automatic washing machine.

### Rear Porch

Having rear entrance door.

### Inner Hallway

Double doors to storage cupboard being shelved with a further storage cupboard providing potential internal access to garage if required (subject to any alterations and consents required)

### Front Double Bedroom 2

11'4" x 11'3" (3.45m x 3.43m)



Radiator, front window, double built-in wardrobe

### Rear Bedroom 3

9'4" x 9'9" (2.84m x 2.97m)



Rear window, radiator

### Bathroom



Having tiled floor with panelled bath and shower attachment and fitted shower screen, toilet, wash hand basin, radiator, electric heater

### Attached Garage

21' x 9'1" (6.40m x 2.77m)



With an electric up and over door and to the rear is an external boiler room and feul store

### Gardens & Grounds



The property is approached via a gated entrance to a tarmac driveway, attractive front garden area with a selection of ornamental shrubs and trees. Extensive rear garden area with patio area and further grassed areas being a blank canvas for creating your own garden space or being easy to maintain grassed areas.

## Services



Mains water, mains electricity, mains drainage, oil fired central heating, we are informed super fast fibre broadband is connected.

### **Directions**

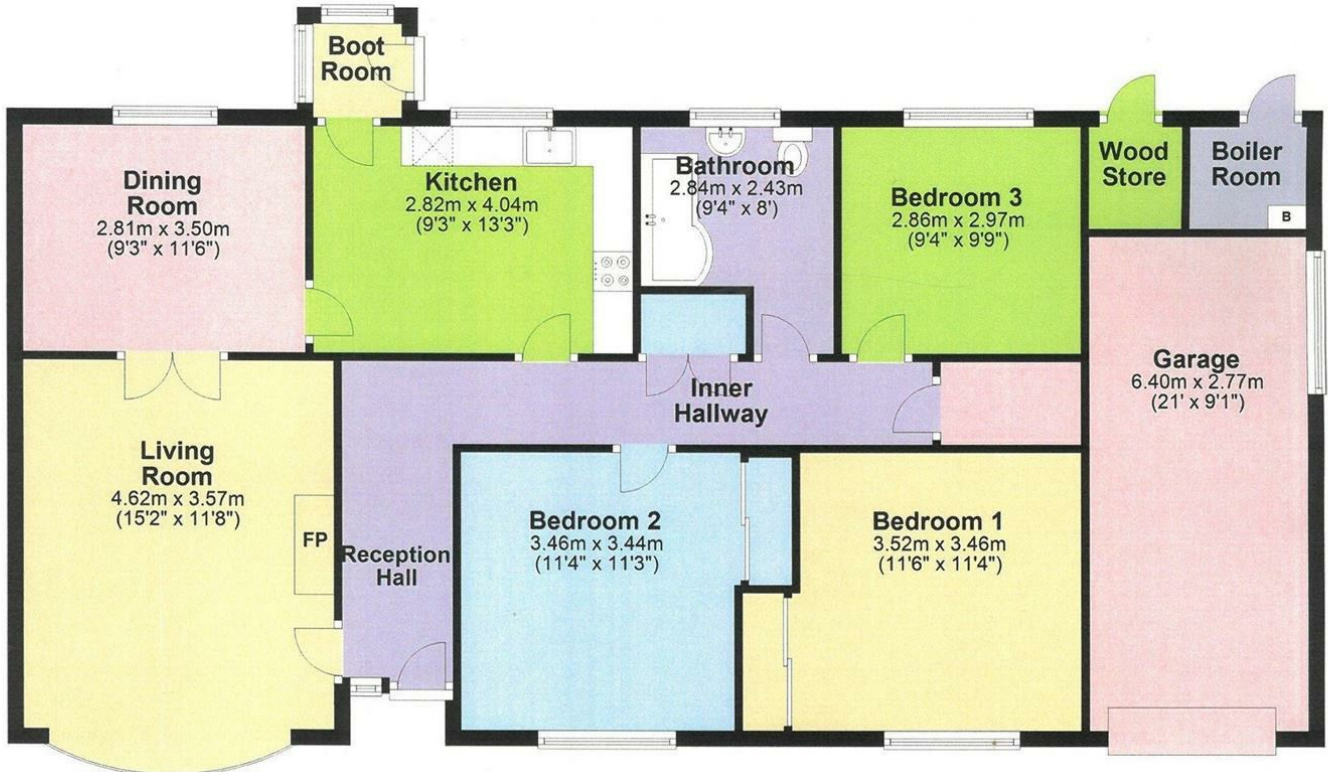
From Lampeter take the A482 towards Cwmann, turning right opposite E&M Motorfactors on to the A485 Llanybydder/Carmarthen Road continue on this road and Penlon is the last bungalow on the right hand side as you leave the village.

### **Council Tax Band - E**

Amount Payable: £2728 <http://www.mycounciltax.org.uk/>

## Ground Floor

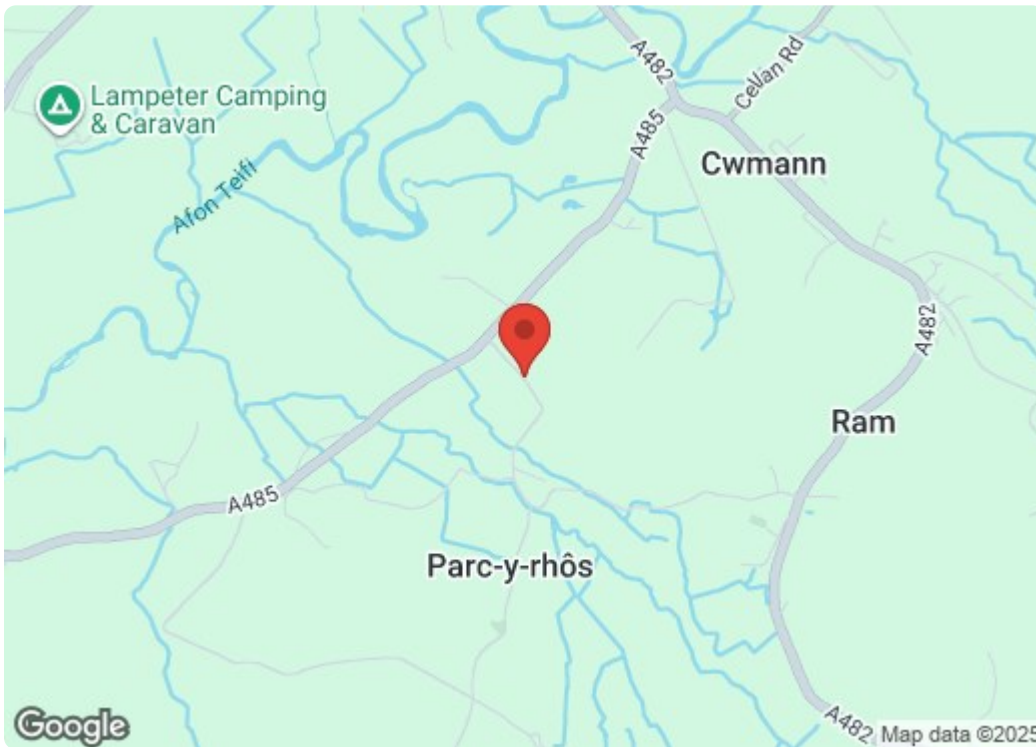
Approx. 124.8 sq. metres (1343.1 sq. feet)



Total area: approx. 124.8 sq. metres (1343.1 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>76</b>
<b>56</b>	
<b>England &amp; Wales</b> 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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

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