

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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## Villa Rosa, Croeslan, Llandysul, Ceredigion, SA44 4SJ

**Reduced To £320,000**

This delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this spacious home is ideal for families or those seeking a semi rural retreat. The property boasts a large inviting living room, separate dining area with patio doors to take advantage of the views and a large Kitchen providing ample space for relaxation and entertaining.

The bungalow is equipped with oil central heating, ensuring warmth and comfort throughout the year. Additionally, the integral garage and utility room present an exciting opportunity for conversion, allowing for further accommodation or personalisation to suit your needs.

Outside, the property features off-road parking, making it easy for you and your guests to come and go. The attractive rear gardens are a true highlight, offering lovely views over the open countryside, perfect for enjoying the tranquillity of rural living.

Conveniently located, this bungalow is within easy reach of Llandysul, Newcastle Emlyn, and the stunning coastline, providing a wealth of amenities and leisure activities.

\*\*\*NO ONWARD CHAIN\*\*\*



## LOCATION



The property is well located in Croes-lan, conveniently located, within easy reach of Llandysul, Newcastle Emlyn, and Lampeter each providing amenities and leisure activities. only some 2 miles from the Bro Teifi 3-19 school.

The stunning coastline, at the renowned villages of New Quay Llangrannog and Aberporth noted for their sandy beaches. This property has no onward chain.

## DESCRIPTION



An attractive bungalow of traditional construction with oil fired heating and double glazing this comfortable home is awaiting new owners who will enjoy the property as much as the vendors who have happily lived there for around 20 years. This home is complimented by a homely woodburning stove

## PORCH

Storm porch at the front of property with front door into a large hallway

## HALL



Light and airy hallway with radiator, sliding doors to a large storage cupboard and a further double airing cupboard.

## LIVING ROOM

17'5" x 15'5" (5.32 x 4.70)



Large airy room, carpeted flooring, windows to front of property, wall mounted radiator, multi fuel stove built into fireplace area.

Arch leading to



## DINING AREA

11'7" x 10'9" (3.54 x 3.30)



Carpeted flooring, built in cupboards, radiator, sliding patio doors to rear garden,

## KITCHEN

15'9" x 11'7" (4.82 x 3.54)



A lovely sized room with ample kitchen units at base and wall level with work surface over, island with storage, 1 and half bowl sink and drainer, cooker point with extractor hood, space for dishwasher and washing machine tiled flooring and tiled splashbacks.

Window over-looking rear garden, wall mounted radiator, rear door to patio area and door to dining room.

## REAR BEDROOM 1

11'7" x 10'9" (3.54 x 3.29)



A good size double room, with built in storage cupboards and a window over-looking the rear of the property with countryside views, radiator

## FRONT BEDROOM 2

11'1" x 10'9" (3.40 x 3.29)



A good size double room with built-in storage cupboards, window over-looking the front of the property, radiator.

### FRONT BEDROOM 3

12'1" x 11'1" (3.70 x 3.40)



window over-looking front of the property, radiator

### BATHROOM

11'7" x 7'11" (3.54 x 2.43)



includes a bath, separate shower and cubicle, sink and toilet, part tiled walls, tiled flooring, wall mounted towel rail and radiator.

### UTILITY ROOM

10'9" x 5'2" (3.28 x 1.6)

accessed via an external door with space for washing machine, tumble dryer and oil burner, vinyl flooring, part tiled walls, cloakroom with toilet

### GARAGE

Integral garage with front up and over door and door to utility room.

In our opinion the garage and utility areas would have potential to expand the size of the property with a conversion to further accommodation/annexe etc (STP)

### FRONT DRIVEWAY

Spacious front driveway with parking for several cars and front garden laid to lawn, with mature shrubs

### REAR GARDEN



Patioed area for alfresco dining over-looking countryside, garden laid to lawn with flowers and shrubs.

### SERVICES

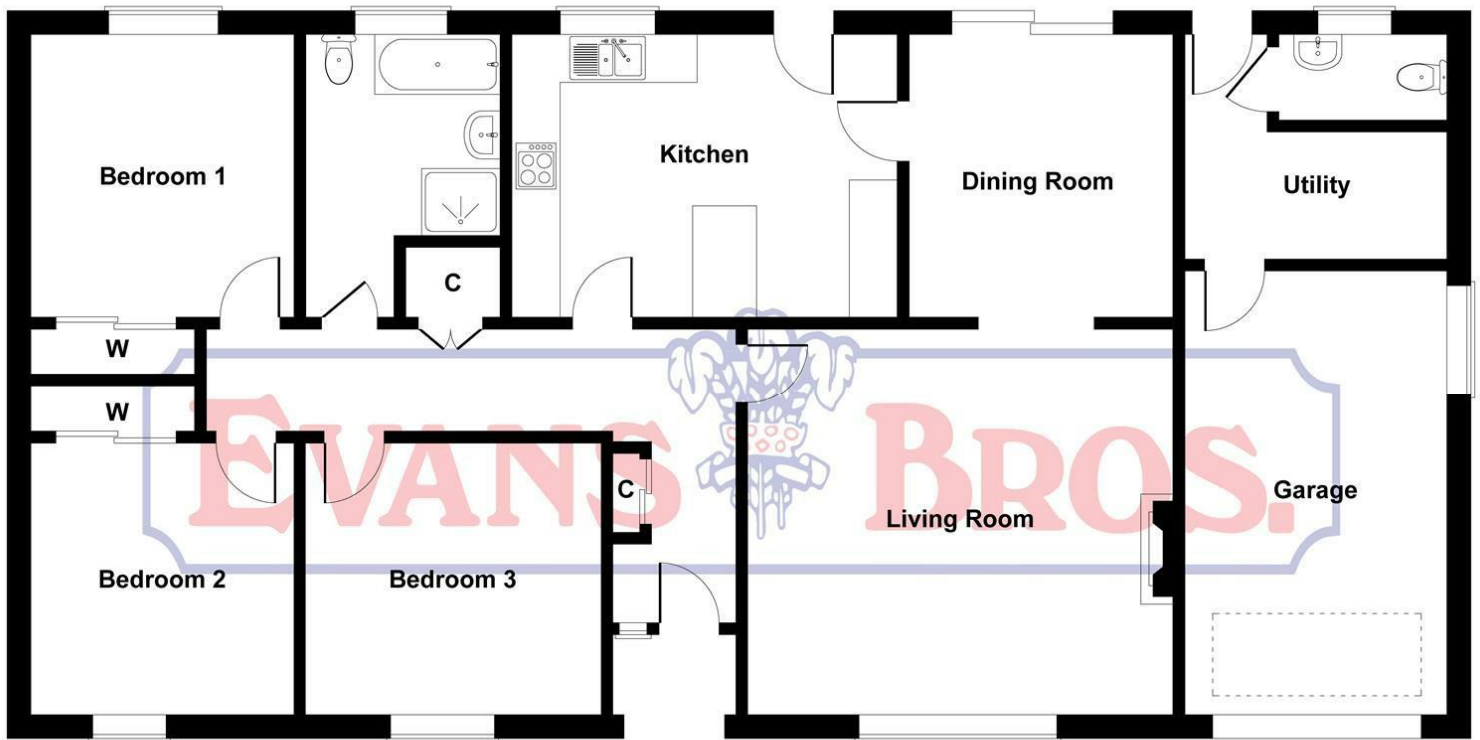
Mains water, mains electricity and mains drainage

### COUNCIL TAX BAND- E

Amount payable - £2571 <https://www.mycounciltax.org.uk>



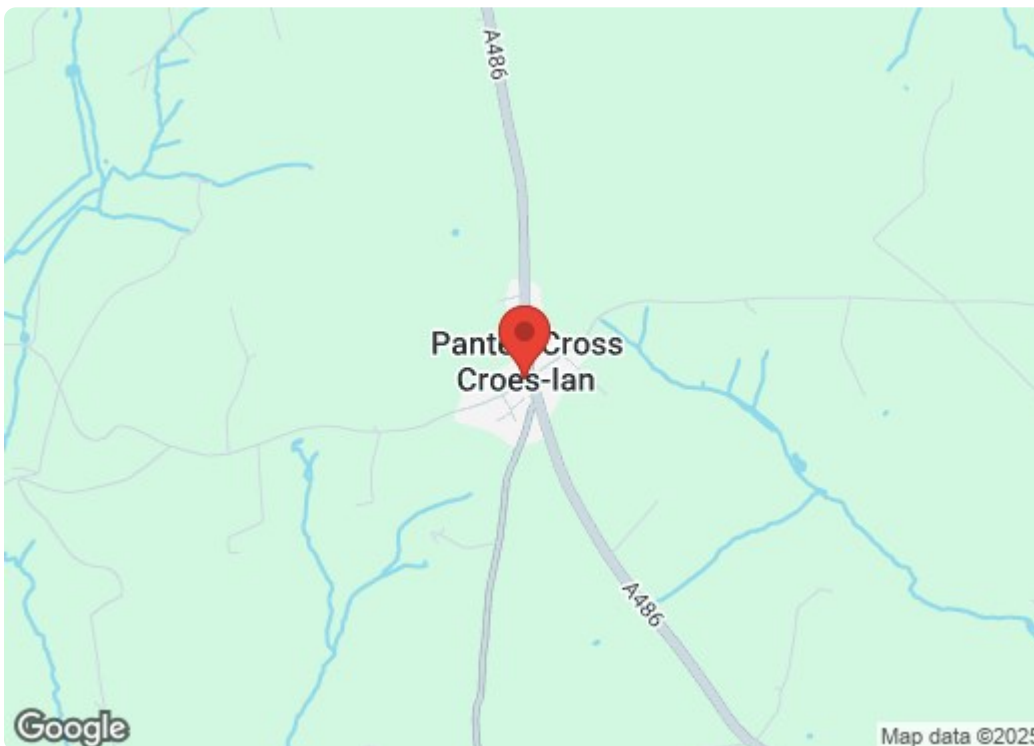
# Villa Rosa Croselan



## 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.

Produced by Potterplans Ltd. 2025



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		
	60	73
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
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		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		



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