EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895
39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**

Bwlchgwyn Temple Bar, Temple Bar, Lampeter, Ceredigion, SA48 7SA

Asking Price £425,000

*** Looking for a property with ample land, purpose built stables and a well presented house - then look no further!***

An attractive 23 acre holding with an appealing 3 bed, 2 bath-roomed dormer styled modern house with good quality fittings including oak and slate flooring and oil fired central heating and Wood grain effect uPVC D/Gl.

This property also has a Purpose built modern barn 80 x 30 with internal stabling but also suiting other uses, and 23 acres land.

Attractive location in the mid reaches of the Aeron valley only 2 miles Felinfach, and approx 6 miles equi-distant of the towns of Lampeter and Aberaeron.

Description

A modern 3 bedroom 2 bathroom detached dormer style home set in approx 23 acres of pasture and woodland with an useful modern agricultural building/stable block. The property has been modernised and extended and provides easy to maintain accommodation with Upvc double glazing and oil fired central heating and with a character feel with good quality oak carpentries to include doors, floors, staircase etc.

Location

Located in the Aeron Valley, some 2 miles from Felinfach. The village provides good local amenities; shop, pub, feed merchant, post office, primary school and local bus service. The modern town of Lampeter is some 6 miles inland with Georgian seaside town of Aberaeron to the west approx 6 miles.

Directions

From Aberaeron take the A482 toward Lampeter. Follow the road through Felinfach and at Temple Bar turn right for Cribyn. Proceed on this road for quarter a mile. When you come to a dip in the road, the hardcore access track will be on the right-hand side after exiting the dip. The property will be approximately 100 meters up the track and will be the second property on the right.

The House

Being originally a bungalow having been substantially extended over two stories to provide a modern dwelling with an attractive finish to include oak carpentries, and flooring and slate tiled floors. The property is complimented by an attractive kitchen and two modern bathrooms adding to the appeal of the property

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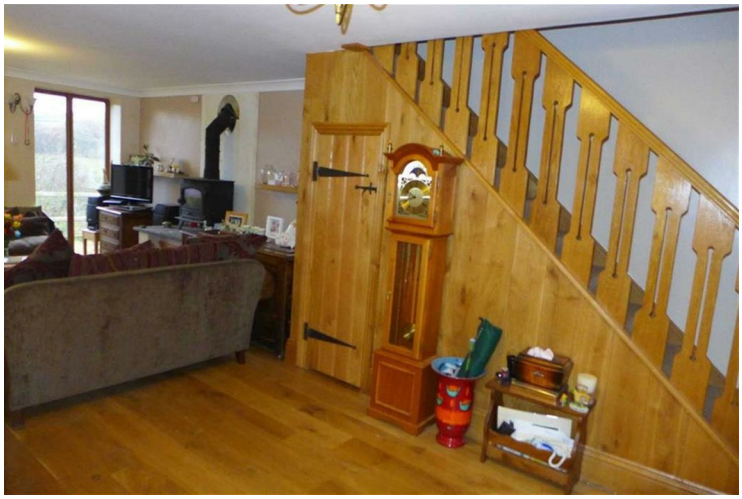
Front Hall



The main entrance via a UPVC door with matching side screens. With slate flooring, leading to

Living Room

25'4 x 16'0 (7.72m x 4.88m)

A spacious room, with solid oak staircase leading to first floor. Under stairs storage, French doors leading to outdoors, radiator, solid fuel stove fire set on a raised hearth and oak floor covering

Kitchen
19'7" x 12'8" (5.97m x 3.86m)

Bespoke solid oak wall and base units, single drainer stainless steel sink, walk-in pantry and glazed door leading outside. Rayburn range being oil fired providing cooking facilities.

Downstairs Bathroom

With shower cubicle and a "Claw and Ball" leg style bath, toilet, radiator and wash hand basin.

Bedroom 1
12'0" x 9'10" (3.68m x 3m)

With French style double doors leading outside, radiator.

First Floor

Landing
Landing to bedroom and bathroom.

Main Bedroom
16'0" x 9'5" (4.88m x 2.87m)

Radiator and double glazed window.

Main Bathroom

"Claw and Ball" style bath, shower cubicle, toilet and wash hand basin.

Bedroom 3
12'5" x 7'7" (3.78m x 2.31m)

Two front facing windows and built-in storage cupboards.

Multi-purpose Shed for Agriculture purpose

80" x 30" (24.38m x 9.14m)

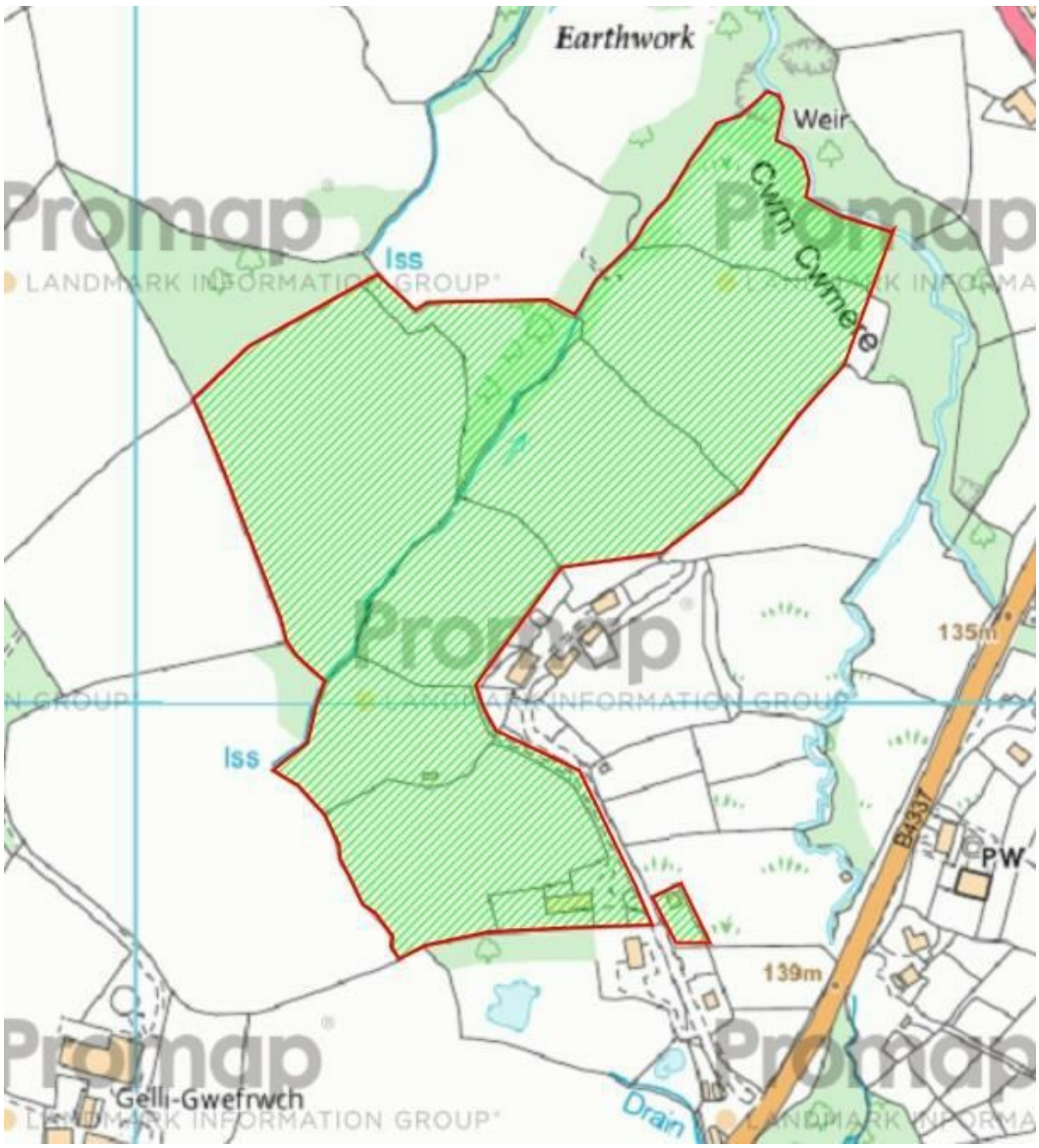
A useful modern portal framed barn with large opening doors to front and rear. this has been divided into 10 block built and rendered stable boxes, central bay, 4 other loose boxes and double doors on both ends.

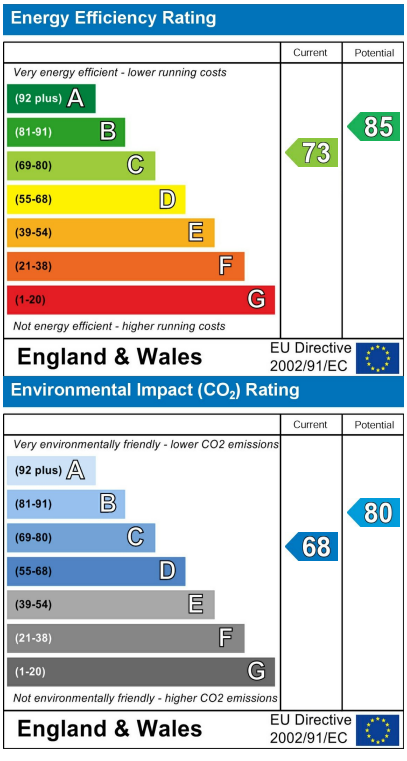
Land

23 acres of pasture in convenient sized paddocks. Naturally drains to open ditch and stream. Wooded valley areas serving as a corridor to the stream for shelter and wildlife purposes.

Services

Mains electricity and water. Private drainage. Telephone, Oil fired central heating,. Broadband and mobile signal available.





EVANS BROS.

5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

EVANS BROS.

MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444

EVANS BROS.

1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,