

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Alwyn, Llanwnnen, Lampeter, Ceredigion, SA48 7LT

Asking Price £297,500

Nestled in the charming village of Llanwnnen, Lampeter, this delightful detached bungalow offers a perfect blend of comfort and convenience.

With three well-proportioned bedrooms one being en-suite, this property is ideal for families or those seeking a retirement home. The spacious living room provides a welcoming atmosphere with its inviting stone fireplace with coal effect gas fire inset perfect for entertaining guests or enjoying quiet evenings at home.

The easy-to-maintain grounds surrounding the property allow for a relaxed lifestyle, the property features ample parking making it a practical choice for families or those with multiple cars.

Situated in a popular village location, this bungalow is well-positioned to take advantage of local amenities and the stunning countryside. The property is chain-free, allowing for a smooth and straightforward purchase process.

Location



Attractively located on a popular cull-de-sac development in the village of Llanwnen close to Lampeter and Llanybydder and within easy driving distance to the coast at Aberaeron. Located on a regular bus route.

Description



A detached bungalow believed to have been built circa 1992 with double glazed windows and oil fired central heating. This well maintained property is ideal for those looking for a spacious property with easy to maintain grounds.

Hall



Recessed entrance door to spacious and inviting hallway, with doors leading to:

Living room

20'7 x 15' (6.27m x 4.57m)



A large room with ample room for entertaining with a central stone fireplace with LPG coal effect fire inset, tv shelves and recessed archway, triple aspect windows making this a light and airy room.

Dining Area

12'7 x 7'7 (3.84m x 2.31m)



Leading off the living room with side bay window

Bedroom 1

12'9 x 10'1 (3.89m x 3.07m)



with a full wall range of fitted wardrobes

Kitchen

11'8 x 10' (3.56m x 3.05m)



with an attractive range of fitted kitchen units at base and wall level with 1&1/2 bowl sink unit, integrated fridge, hob with extractor hood over and fitted oven

Utility Room

10' x 6'9 (3.05m x 2.06m)

with base and wall storage units, sink, oil fired boiler and rear door.

Ensuite Shower Room



half tiled with shower, toilet and wash basin set in vanity unit

Bedroom 2

11'7 x 10'1 (35.66m x 3.07m)



rear window

Bedroom 3

10'9 x 8'10 (3.28m x 2.69m)



front window

Bathroom

10'8 x 6' (3.25m x 1.83m)



with bath wash basin, toilet, bidet and half tiled walls.

Externally



One of the main features of this property are the good sized grounds yet being easy to maintain with lawned areas and extensive paved and gravelled patio areas

Driveway



Ample parking

Garage

22'7 x 10 (6.88m x 3.05m)



Detached garage with front up and over door and rear courtesy door.

Patio



the village and at the roundabout take the second exit right on to the B4337 Cribyn road and the property can be found on the right hand side as identified by the agents board.

Please Note

The vendor of this property is acting in their capacity as Executors of an Estate. In the interest of full transparency, we confirm that one of the Executors is also an employee of our agency. The sale is being conducted in accordance with all relevant legal and professional obligations to ensure fairness and compliance throughout the transaction. Further details are available upon request.

Gardens



Services

We are advised that the property benefits from Mains electricity, mains water and drainage and oil fired central heating.

Council Tax Band E

Amount payable £2806.00 <http://www.mycounciltax.org.uk>

Directions

From Lampeter take the A485 towards Llanwnnen continue to

Floor Plan



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		63
(21-38) F	44	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC



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