

EVANS BROS.

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Brynteg, Llanybi, Llanybi, Lampeter, Ceredigion, SA48 8NG

Offers In Excess Of £349,000

An attractive and spacious detached colonial style 5 bedroom dormer bungalow with full oil fired central heating and recently installed uPVC double glazing, offering improvable accommodation with a huge amount of potential. The property is complemented by a large double garage/workshop with office/studio over and set in mature gardens and grounds with flower beds, shrubs, pond and extensive grassed areas.

The whole set in 0.4 of an acre

LOCATION

The property is located in attractive tucked away location yet being conveniently positioned in the village of Llanybi with renowned local primary school, some 4 miles from Lampeter offering an excellent range of everyday facilities.

DESCRIPTION



An attractive colonial style property offering deceptively spacious and attractively positioned accommodation. The property was built we understand c 1923 having many retained character features and offering period style accommodation with high ceilings. The property is now in need of internal refurbishment but has immense potential to provide an attractive family home.

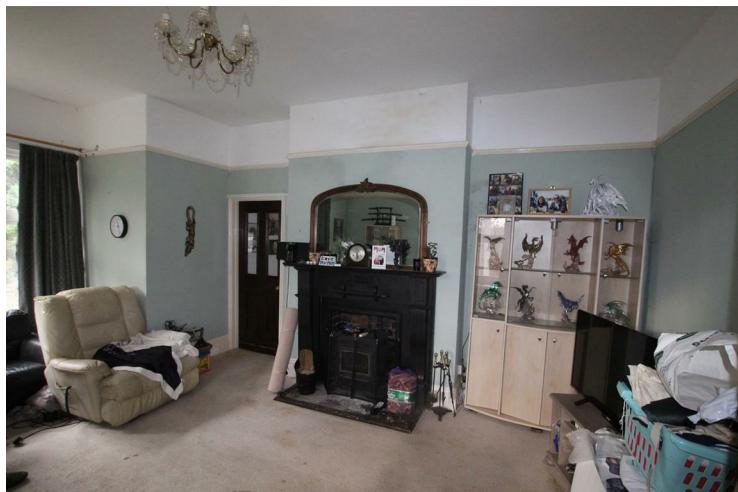
FRONT ENTRANCE

from tiled verandah to -

INNER HALLWAY

SITTING ROOM

19' x 14'6" (5.79m x 4.42m)



with multi fuel stove and double aspect windows, one of which is a bay window

STUDY

9'7" x 7' (2.92m x 2.13m)



radiator

SHOWER ROOM OFF

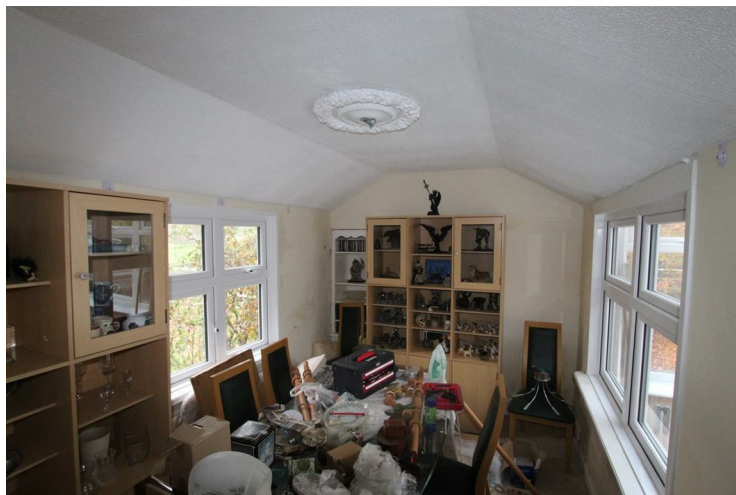
with electric shower, part tiled walls, radiator

BOILER ROOM

with Firebird central heating boiler, installed in the last two years with storage shelves and rear window to Conservatory

DINING ROOM

12' x 8' (3.66m x 2.44m)



rear uPVC window, radiator, display alcove

REAR CONSERVATORY

13' x 10'4" (3.96m x 3.15m)



recently constructed by Everest with electric sockets, radiator

Off Main Hallway -

SPACIOUS KITCHEN

14'7" x 12'8" (4.45m x 3.86m)



with a range of Bespoke kitchen units at base and wall level incorporating Belfast sink, space for Range and space and plumbing for dishwasher, washing machine and tumble dryer

INNER HALLWAY - CLOAKROOM OFF

having w.c., and wash hand basin

BATHROOM

11' x 9' (3.35m x 2.74m)



toilet, bidet, two wash basins, bath, radiator, part tiled walls

GROUND FLOOR BEDROOM 1

12'8" x 10'10" (3.86m x 3.30m)



radiator

BEDROOM 2

11'3" x 9'7" (3.43m x 2.92m)



radiator

BEDROOM 3

11'2" x 5'5" (3.40m x 1.65m)

radiator, side window

Stairs up to First Floor

LANDING/STUDY/HOME OFFICE AREA

18'3" x 7'5"

front dormer window, radiator

BEDROOM 4

16'4" x 15'6" (4.98m x 4.72m)



Two front velux windows, radiator, beamed ceiling

BEDROOM 5

16' x 15' (4.88m x 4.57m)



radiator, side window, beamed ceiling, venity unit.

EXTERNALLY



A feature of this property are its large mature gardens and grounds, in need of re-establishment having a gravelled driveway with ample parking areas leading to Double Garage/Workshop 24'3" x 17'6" overall with two opening doors, side courtesy road, stairs up to Office/Studio room, Leanto Car Port.

The property stands in extensive gardens and grounds having ornamental fish ponds, grassed lawned areas, former vegetable garden, garden workshops, in all approximately 0.42 of an acre.

ORNAMENTAL POND



DRIVEWAY



SERVICES

Mains electricity, water and drainage. Oil fired central heating, uPVC double glazing.

COUNCIL TAX BAND -

DIRECTIONS

From Lampeter, take the A485 roadway, proceed in to the village of Llangybi, turn left signed posted for the Golf Club and the property is the 2nd entrance on the right hand side as identified by the agents for sale board.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	51	

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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