

# EVANS BROS.

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39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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## Llys Aeron Llanwnnen, Lampeter, Ceredigion, SA48 7LT

**Asking Price £319,000**

An attractive detached 4 bedroomed, 2 bathroomed bungalow offering commodious accommodation with uPVC double glazing and oil fired central heating, set in a generous plot with tarmac driveway providing ample parking, attached garage and good sized lawned gardens to front and rear.

Convenient location on the edge of the village of Llanwnnen, convenient to Lampeter, Llanybydder and Aberaeron to the west.

## DESCRIPTION



A substantial bungalow residence offering well proportioned accommodation being ideal for family or retirement purchase. The property would benefit from some sympathetic modernisation and provides the following -

### FRONT UPVC ENTRANCE DOOR to

With stained glass side light to -

### HALLWAY

14'8" x 16'4" (4.47m x 4.98m )



Radiator

## LIVING ROOM

16'8" x 14' (5.08m x 4.27m)



With double aspect windows, stone fireplace having open flue, matching t.v. and video shelves, radiator

## REAR DINING ROOM

12'8" x 11'9" (3.86m x 3.58m)



With side window, rear patio doors, radiator

## KITCHEN

13'2" x 11'10" (4.01m x 3.61m)



With an extensive range of kitchen units at base and wall level incorporating single drainer sink unit, fitted oven, hob and extractor fan, space for dishwasher, integrated fridge, rear window

## UTILITY ROOM

9'3"x 6'9" (2.82mx 2.06m)



With base unit having single drainer sink unit, plumbing for automatic washing machine, rear entrance door, rear window

## REAR MASTER BEDROOM 1

11' x 11'10" (3.35m x 3.61m)



With rear window, radiator

## INNER HALLWAY



Boiler cupboard housing the oil fired central heating boiler, separate airing cupboard

## ENSUITE SHOWER ROOM



With shower cubicle, vanity unit with wash hand basin, toilet, radiator, side window

**FRONT BEDROOM 2**  
11' x 9'10" (3.35m x 3.00m)



Radiator, front window

**FRONT BEDROOM 4**  
11' x 10' (3.35m x 3.05m)



Radiator, front window

**FRONT BEDROOM 3**  
10' x 11' (3.05m x 3.35m)



Radiator, front window

**BATHROOM**  
9'4" x 7'5" (2.84m x 2.26m)



With corner bath, wash hand basin, toilet, part tiled walls, radiator.

## EXTERNALLY



The property is located on a generous plot with front tarmacadamed driveway with ample parking and turning facilities, this leads to a useful attached garage

### GARAGE

16'6 x 11'10 (5.03m x 3.61m)



REAR WORKSHOP 11'10 X 6'2

## GARDENS



Spacious lawned garden to front, rear tarmac and paved patio and further rear lawned area bordering open fields.

## SERVICES



We are informed the property is connected to mains water, mains electricity and mains drainage, oil fired central heating, uPVC double glazing.

## DIRECTIONS



From Lampeter, take the A475 to Llanwnnen, at the roundabout turn right on to the B4337, continue and the property is the last but one on the left hand side as identified by the agents for sale board.

### **COUNCIL TAX BAND - E**

Amount Payable: £2806 <http://www.mycounciltax.org.uk>



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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