

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



Awel Y Bryn Drefach, Llanybydder, SA40 9SX

Asking Price £255,000

A deceptively spacious 3 bedroomed detached bungalow in a desirable tucked away village location with a south facing, larger than average garden for a village property of this sort. The property has significant potential inside & out with plenty of natural daylight in the bungalow & a garden that is perfect for growing your own produce or indeed for amenity use being fully private, not overlooked & enjoying far reaching country views. The property benefits from oil fired central heating, privately owner solar PV with battery, off-road parking & a deceptively spacious garage / workshop.

**** VIEWING IS ADVISED TO APPRECIATE THE POTENTIAL ON OFFER ****

Location



Well situated in the village of Drefach, within easy walking distance of the Dyffryn Cledlyn Area School, only some 2 miles distance of the Teifi valley and market town of Llanybydder offering good range of everyday amenities including doctors surgery, chemist, shops, public houses etc., some 6 miles from Lampeter offering a wide range of shopping and administrative facilities being the main employment town of the area.

Description



This detached 3 bedroomed property has significant potential being deceptively spacious in nature & with a garden well worth inspecting to appreciate its size & privacy. The property is in need of some refurbishment but has the benefit of oil fired central heating, uPVC double glazing, privately owned solar panels & a sizeable garage / workshop. The property affords more particularly the following -

Front Entrance Door to -

Reception Hallway



Living Room

15'9" x 14'10" (4.80m x 4.52m)



Kitchen / Diner

23'6" x 11'3" (7.16m x 3.43m)



A fitted & painted oak kitchen with a range of wall and floor cupboards, stainless steel sink and drainer unit, electric cooker space and point with extractor hood over.



With patio doors opening onto the rear patio area.

Conservatory

12'7" x 8'5" (3.84m x 2.57m)

Fully UPVC double glazed with two entrance doors to the rear patio and garden.

Bedroom 1

10'1" x 9'0" (3.07m x 2.74m)



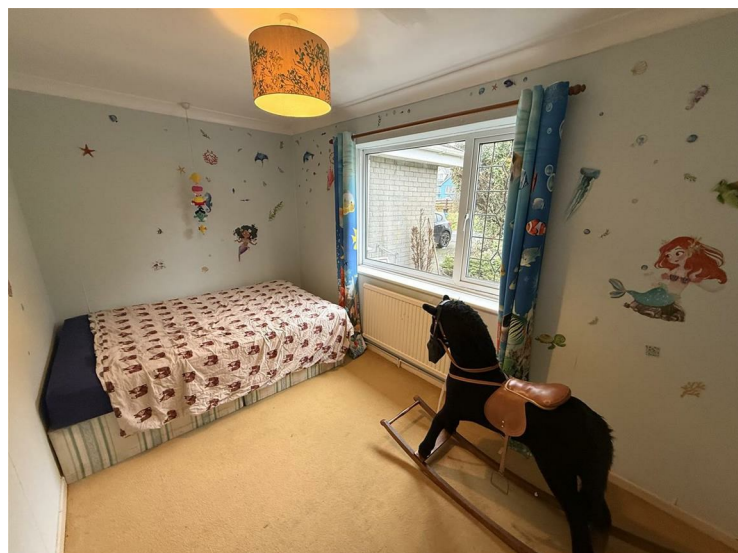
Bedroom 2

10'7" x 10'1" (3.23m x 3.07m)



Bedroom 3

12'7" x 7'6" (3.84m x 2.29m)



Bathroom



Externally



The gardens & grounds of the property are a real highlight with the plot measuring approx 0.32 of an acre. To the rear of the property you will find mature gardens with various colourful plants & shrubbery, the garden is split into 3 sections with an initial area with greenhouse, leading to a fenced central area, ideal for those with pets & a further former vegetable garden enjoying a south facing position with lots of reinstatement potential. The whole is well enclosed with a mature hedge boundary ensuring privacy on both sides.



Rear View



Views



Aerial View



Parking & Driveway

Having access via a private shared tarmacadamed driveway that leads onto the front of the property with parking for 2/3 vehicles.

Former Vegetable Garden



with great potential for reinstatement accessed via a gravelled path to the rear of the property

Garage / Workshop

28'10" x 12'6" (8.79m x 3.81m)

Being very spacious with potential for conversion (STP) or indeed with use as a 'mancave' / games room. With an up and over door, concrete flooring, solar battery, electricity connected.

Two Store Sheds



Of traditional brick construction with concrete flooring & flat roof

Greenhouse

8'0" x 6'0" (2.44m x 1.83m)



Garden Sheds



Potting Shed

10'0" x 8'0" (3.05m' x 2.44m)

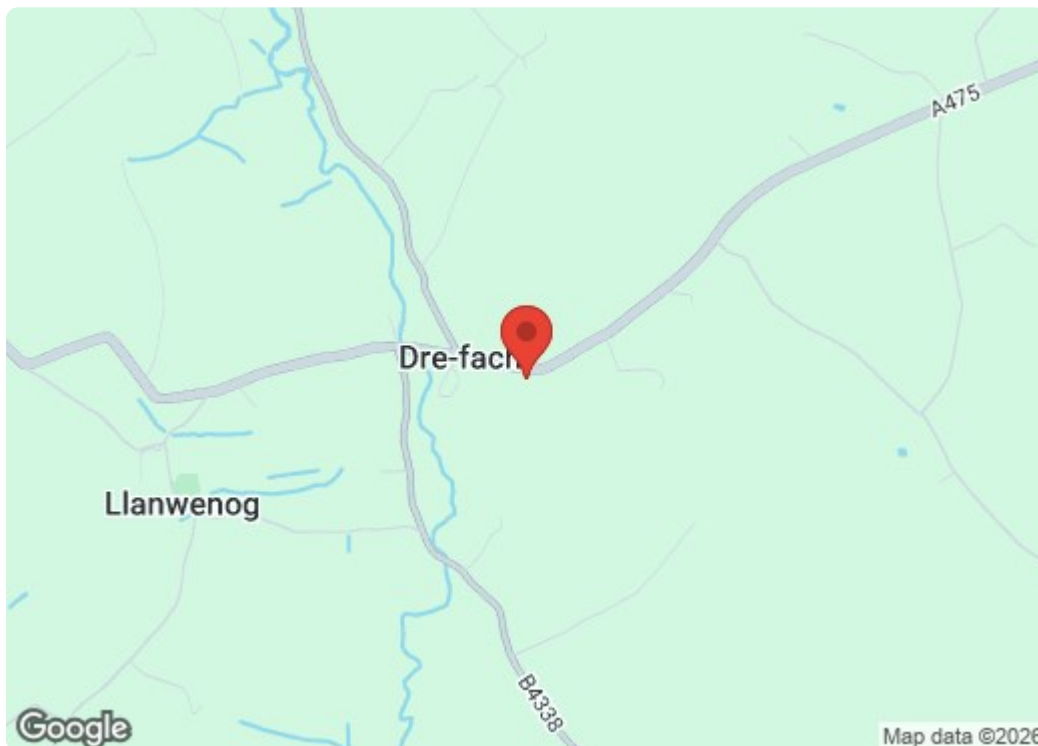
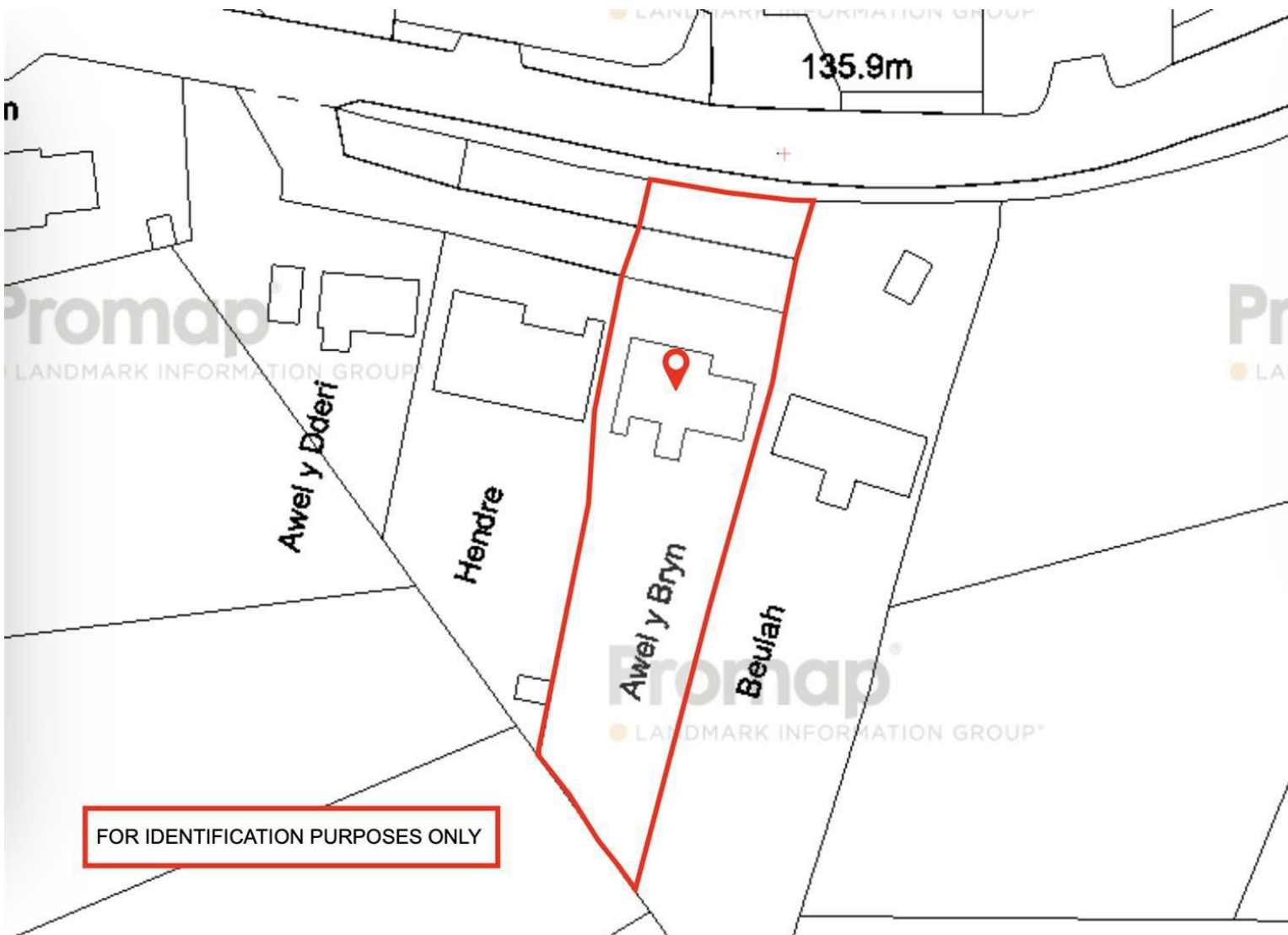
Services

We are informed that the property is connected to mains water, electricity & drainage. uPVC double glazing & privately owned Solar PV to battery.

Council Tax Band 'D'

Directions

What3Words: paper.column.regulator



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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



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



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.,