

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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**Awel Dulais Tregaron Road, Lampeter, Dyfed, SA48 8LT**  
**Offers Over £300,000**

A well presented and substantial 4 bedroomed, 2 bathroomed detached bungalow on the edge of Lampeter, within walking distance of the town centre which has local amenities such as shops, pubs, restaurants and school. The main feature of this property is it's garden, grounds and woodland with the pretty stream running along the edge of the garden.

## Location



The property is within walking distance to the good range of amenities offered within the traditional market town of Lampeter including supermarkets, 3 to 19 schooling facility and the Trinity St Davids University Campus.

It borders the River Dulas to the rear being a pretty feature and with an elongated parcel of woodland with a carpet of bluebells in the spring.

The property is adjacent to the Lampeter Business Park and recycling centre.

## Description



A deceptively spacious property that has to be inspected to fully appreciate the size of the accommodation, this provides a lovely spacious family home with the benefit of .LPG gas central heating and uPVC double glazing. The property has a large garden, grounds and a pretty woodland in all approx 1 acre

## Front entrance door to:

## Hallway



## Cloakroom

Toilet, wash hand basin

## Living room

22'1 x 15'1 (6.73m x 4.60m)



UPVC double glazed window to the side and front, French doors to the Veranda, radiator, Corner fireplace

## Veranda

Paved patio overlooking the garden and grounds

## Dining Room/Office

15'0 x 10'4 (4.57m x 3.15m)



French doors to the Veranda, window to the rear, radiator

## Kitchen/dining room

15'0 x 10'4 (4.57m x 3.15m)



Range of kitchen units at base and wall level, 1 & 1/2 bowl sink unit, fitted double oven and hob with extractor hood over, window to the rear.

## Utility room

12'4 x 6'4 (3.76m x 1.93m)



kitchen units at base level, 1 & 1/2 bowl sink unit, door to rear.

## Inner Hallway

with access to airing cupboard and separate storage cupboard

## Master Bedroom



Radiator and rear window

## En-suite

being fully tiled with shower, toilet, wash hand basin

## Bathroom



With bath, shower cubicle, toilet, wash hand basin

### Bedroom 2

11'9 x 8'0 (3.58m x 2.44m)



Window to the front, radiator

### Bedroom 4

11'3 x 7'10 (3.43m x 2.39m)



With window to the front, radiator

### Bedroom 3

11'3 x 7'10 (3.43m x 2.39m)



Window to the front, radiator

### Externally



The property stands in approx 1 acre of gardens and grounds with an extensive tarmac driveway providing ample parking and ideal for extra vehicles, caravans trailers etc.

There are grassed lawned areas with a rear paved terrace a range of kennels and the whole having a boundary with a pretty stream.

There is a caravan located in the grounds used for overflow accommodation and we are informed connected to the services on site.

### Services

We are informed the property is connected to mains water, mains electricity, mains drainage, LPG central heating, broadband connected

### Council Tax - E

Amount payable per annum -£2806

## Directions



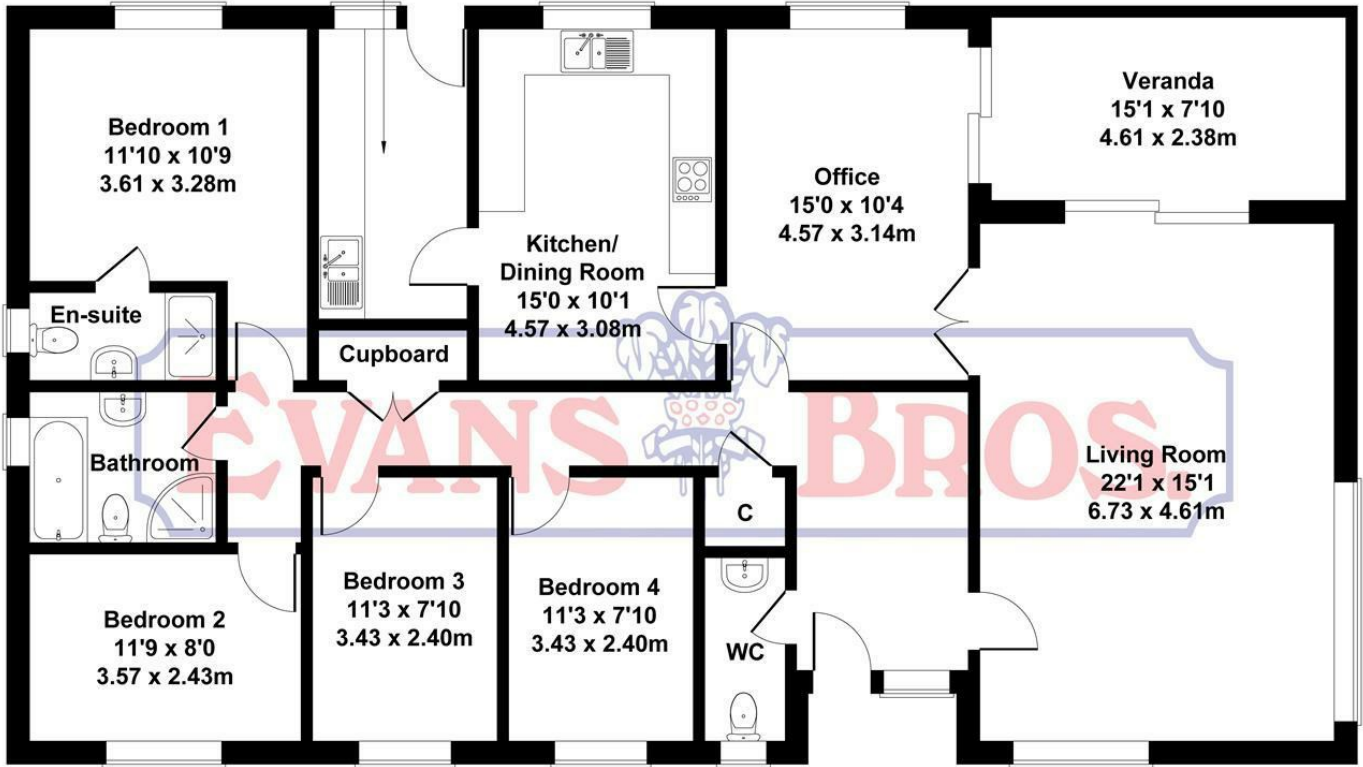
From Lampeter take the A485 towards Tregaron, after passing LAS recycling centre, the property can be found on your right hand side as identified by the agents for sale board.

## Please Note

The property did flood in extreme weather in 2018, during Storm Callum but has not flooded since

# Awel Dulais

Utility Room  
12'4 x 6'4  
3.77 x 1.93m  
Approximate Gross Internal Area  
1539 sq ft - 143 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	62
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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