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**Tychrug Aeron, Trefilan, Talsarn, Lampeter, Ceredigion, SA48 8RA**  
**Asking Price £225,000**

Nestled in the picturesque Aeron Valley, this charming 3 bed detached bungalow in Trefilan, Talsarn, Lampeter, offers a delightful retreat in the heart of the countryside. Set within a generous plot of approximately 0.25 acres, this well-presented property boasts a spacious reception room, 3 comfortable bedrooms, and a well-appointed bathroom, making it an ideal home for those seeking a peaceful escape. The bungalow has been thoughtfully refurbished, ensuring a modern yet inviting atmosphere throughout. The accommodation has LPG heating and double glazing to provide both comfort and functionality, with ample natural light enhancing the living spaces. Outside, the property features useful outdoor space, including two garages and gardens, with lovely views of the surrounding countryside adding to the charm of this delightful home.

Constructed in a non-traditional Woolaway style, this bungalow presents immense potential for transformation into a truly lovely home.



## LOCATION

The property has an attractive location surrounded by open fields on the side of the B4337 roadway on the outskirts of the popular Aeron valley village of Talsarn. The property is conveniently located from the traditional market town of Lampeter inland and the bustling seaside resort of Aberaeron on the heritage West Wales coastline. To the north is the larger town and administrative centre of Aberystwyth, being within easy driving distance.

## DESCRIPTION



The property comprises of a detached bungalow residence originally of non-traditional 'Woolaway' construction having been insulated and rendered externally, contained under a tiled roof. The property has the benefit of double glazed windows and LPG gas fired central heating, and has been refurbished to provide the following comfortable accommodation -

## LIVING ROOM

16'4" x 10'9" (4.98m x 3.28m)



With former fireplace, double aspect windows providing a nice open light aspect over the surrounding countryside and fields to front, radiator.

## KITCHEN DINER

20'8" x 9'3" (6.30m x 2.82m)



With extensive kitchen units at base and wall level incorporating a single drainer sink unit, space for Range with extractor hood over, boiler cupboard housing the LPG gas fired boiler, side door to side entrance porch

## KITCHEN AREA



## INNER HALLWAY

Doors to -



### BEDROOM 1

10'8" x 8'10" (3.25m x 2.69m)



Front window, radiator

### BEDROOM 3

7'10" x 9'3" (2.39m x 2.82m)



Rear window, radiator

### BEDROOM 2

11' x 10'7" (3.35m x 3.23m)



Front window, radiator

### BATHROOM



With a refurbished suite comprising of a large shower cubicle, toilet, wash hand basin, radiator, attractive tiled walls.



## EXTERNALLY



The property stands in spacious gardens and grounds with a gated entrance leading to a front driveway providing ample parking.

## GARDENS



Attractive garden areas to the front with patio areas, lawned areas and having a pleasant aspect.

## GARAGE/WORKSHOP

14'4" x 12' (4.37m x 3.66m)



Detached garage with up and over door, with electric and external water tap.

## GARAGE RANGE 2



With side leanto workshop area.

## DIRECTIONS

From Lampeter take the A482 towards Aberaeron, after passing through Creuddyn Bridge take the next right hand turning on to the B4337, continue through the village of Talsarn, after passing the former school at Trefilan, the property is the next on the right hand side as identified by the agents for sale board.

## SERVICES

We understand the property benefits from connection to mains water, mains electricity, private drainage to septic tank.

## COUNCIL TAX

Band C Amount payable £2041 (source [mycounciltax.org](http://mycounciltax.org))



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		
(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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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